



# Louisiana Housing Finance Agency

August 3, 2009

The Honorable John Kennedy, Chairman  
State Bond Commission and Treasurer  
State Capitol  
900 North Third Street  
Third Floor  
Baton Rouge, LA 70802

The Honorable Jim Tucker, Representative and  
State Bond Commissioner  
732 Behrman Highway, Suite C2  
Terrytown, LA 70056

## Re: LHFA Study on New Orleans Rental Housing Demand

Dear Chairman Kennedy and Representative Tucker:

The purpose of this communiqué is to address several concerns raised at the July 30, 2009 State Bond Commission meeting regarding rental housing developments funded in part by tax credits from the Louisiana Housing Finance Agency (LHFA). In this regard, it is my understanding that Representative Tucker requested that the LHFA produce a study on housing needs in New Orleans; raised concerns involving the allocation of Community Development Block Grant (CDBG) dollars to rental housing developments; and inquired as to the per unit cost of developing low-income housing tax credit properties.

Please be advised that on an annual basis the LHFA contracts with a market research firm to produce a housing needs assessment for the state and the major metropolitan areas within Louisiana. We have enclosed the most recent report from GCR & Associates (GCR), with whom we have contracted over the past few years on the housing needs in the state. I have listed highlights of their report relating to demand in the New Orleans rental market below. Additionally, we would be happy to ask GCR to appear before the State Bond Commission to make a presentation of their findings.

In addition to GCR's recent report, there are other reports on recovery and housing by local and national research groups. For example, the Greater New Orleans Community Data Center released a report last week on New Orleans recovery that includes current housing data and produced a report on June 30, 2009, which details changes in New Orleans metro area housing affordability. Additionally, Schedler & Associates recently released their quarterly report on multifamily housing in the New Orleans Metro Region.

Looking at these reports and the statewide housing needs assessment produced by GCR, there is a consistent finding that rents in New Orleans remain unaffordable to many Louisiana workers and that there will be a continued demand for affordable rental housing units over the next five years.

I have attached the reports referenced for your review and have summarized their main findings relative to New Orleans' need for affordable rental housing below.

GCR's analysis of housing demand is based on current housing stock, future needs based on population growth and the number of units already funded by both the Louisiana Recovery Authority (LRA) and the LHFA. According to GCR, from 2008-2013 there will be a demand for 44,713 affordable rental units in the New Orleans Metro region. If the current pipeline of tax credit and small rental units is subtracted from this demand, there will still be a need for 18,454 affordable rental units. In fact, New Orleans has one of the highest needs for affordable rental housing in the state.

The Greater New Orleans Community Data Center (GNOCDC) released their report with this quote on the front page highlighting how a lack of affordable housing is one of the major obstacles to New Orleans' recovery: *"Though New Orleans has been somewhat shielded from the recession due to substantial rebuilding activity, four years after Katrina the region still faces major challenges due to blight, unaffordable housing, and vulnerable flood protection."*

Further the report reviews 2008 data to conclude that workers in occupations with high labor shortage, such as the health care industry, are unable to afford rents in the metro region and these populations are in need of affordable rental housing.

In their June 2009 study, GNOCDC also found that a higher percentage of households in New Orleans pay unaffordable costs relative the rest of the nation (47% of households in New Orleans cannot afford their housing costs compared to 36% nationally). This is particularly true for renters after hurricane Katrina, *"The effects of Hurricane Katrina on housing affordability in the New Orleans area were more dramatic for renters than for homeowners. In 2004, 48 percent of New Orleans metro renters were paying more than 30 percent of their income on housing costs (including utilities), but by 2007, 54 percent were in unaffordable housing."*

Schedler & Associates' Greater New Orleans Multi-Family Report Summer 2009 looks at current and new inventory coming on-line. The report notes that although there is new stock coming on-line in the near term, *"the demand is not shrinking rather the supply is increasing."*

As you can see from these reports, there is still a critical need for affordable housing in New Orleans, particularly affordable rental housing. The lack of housing impacts not only those families unable to find attainable housing but those business sectors in need of workers, including health care providers, which effects all residents of the region.

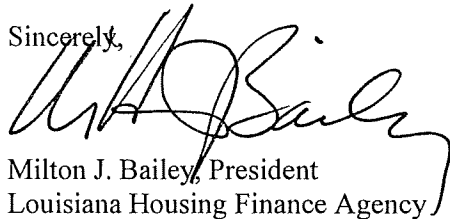
To address the concern involving the allocation of CDBG dollars to multifamily developments, it is important to note that a vetting process for committing CDBG dollars to the development of rental housing occurred before the LRA submitted a State Plan to the State Legislature for its consideration. The State Plan submitted by LRA outlined the implementation plan for all CDBG dollars, which after being passed by the Legislature was approved by the US Department of Housing and Urban Development (HUD). Both the State Legislature and HUD were given an opportunity prior to its adoption to address any concerns the Plan raised relative to how CDBG dollars would be spent on rebuilding multifamily units.

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In furtherance of the State Plan, with a view toward implementing nationally recognized best practices and in an effort to maximize the utilization of a finite and scarce resource, the LRA and LHFA made policy determinations to rebuild mixed income communities and de-concentrate centers of poverty. The long-term outcome of these policy determinations will result in not only healthier, more viable and sustainable communities which require less perpetual maintenance investment, but a stronger more contributing tax base. The cost of investment in making these policies a reality is minimal when compared to the payoff both in terms of future revenues and stronger neighborhoods.

As for the cost per unit for the projects deferred by the Louisiana State Bond Commission at its July meeting, the two developments in question, Muses II and Chateau Carre, both have an average per unit cost of approximately \$100,000 as compared to 30 other similar developments in New Orleans which average cost per unit is significantly higher; and in several cases approaches \$250,000 when the taxpayer is constructing new on-site and off-site public infrastructure without local governmental funds for such public infrastructure. Without CDBG and tax credit subsidies offered by the LRA and LHFA there would be very little construction of affordable rental housing accommodations given the costs of construction compared to potential income for these building.

I trust that the information referenced in this correspondence and the referenced enclosures address your concerns about the need for affordable housing in New Orleans so that both of the deferred projects may be approved at the August meeting of the Louisiana State Bond Commission. If I can be of further assistance in this matter, please do not hesitate to contact me.

Sincerely,  
  
Milton J. Bailey, President  
Louisiana Housing Finance Agency

MB/ac  
Encl: 4  
cc: Governor Bobby Jindal  
Lt. Governor Mitch Landrieu  
Attorney General James Caldwell  
Senator Lydia Jackson  
Representative Hunter Greene  
Commissioner Angele Davis  
Secretary of State Jay Dardenne  
Senator Robert Marionneaux  
Representative James Fannin  
Representative Karen Carter Peterson  
Senator Michael Michot



# Summary: Louisiana Housing Needs Assessment

February 20, 2009

## Introduction

More than three years after Hurricanes Katrina and Rita made landfall, Louisiana continues to struggle rebuilding damaged areas. More than 122,000 homeowners and 82,000 renters suffered major to severe damage to their homes. Many neighborhoods still have less than 50% of their pre-storm population. And the New Orleans metro area has approximately 100,000 jobs less than it did in 2005, despite having a relatively healthy economy. The hurricanes of 2008, Gustav and Ike, exacerbated the affordable housing shortage in many parts of the state, including Lake Charles and Baton Rouge metropolitan areas.

As of January 2009, 152,000 homeowners will receive funds to repair homes (>100% of all major or severely impacted homeowners), but only 37,000 affordable rental units are in the pipeline, equivalent to 45% of all rental units with major or severe damage (based on LIHTC, Road Home Small Rental, Project-based Section 8 and New Orleans public housing). According to the most recent estimate of housing need, the state has a shortage of affordable housing for both owners and renters. This need is the most striking amongst the state's poorest renters.

## Homeowners

- Based on current estimates, more than 97,000 homeowners are either living in inadequate conditions or pay an excessive portion of their income on housing.
- The current analysis estimates that an additional 48,000 affordable homes for ownership are needed to address this problem, either through the replacement of inadequate owned units, or through the construction of single-family or attached affordable homes for ownership.
- The Road Home program, intended to bring homeowners back into their flood-damaged units, has successfully granted rebuilding funds to 80% percent of applicants, equivalent to 122,509 homeowners. Unfortunately, the funds are insufficient to cover the costs of rebuilding, even when accounting for insurance proceeds. Approximately 40,000 homeowners will have insufficient funds to rebuild, and many will have

difficulty accessing additional funds to cover the full cost of rebuilding.

- The ancillary costs of homeownership have also skyrocketed since 2005. Home insurance has increased by 25% on average across Louisiana, with flood insurance increasing as much as 400% in areas which received heavy flooding. Utility costs in New Orleans have also increased, as the cost of repair after Hurricane Katrina has been passed onto the consumers.

## Renters

- Renters comprise approximately 32% of all Louisiana households, and 63% of those renters can be categorized as low income in accordance with HUD's definition (<80%AMI).
- Based on the current estimates, more than 111,000 renter households are either living in inadequate conditions or pay an excessive portion of their income on housing.
- The current analysis estimates that an additional 47,000 affordable rental units beyond what is currently in the pipeline are needed to address this problem.
- More than half of all households in the City of New Orleans were renters pre-Katrina, and New Orleans renters comprised almost 20% of all renters in the state. Because more than 80% of the city was flooded in 2005, and more than 67,000 renters were displaced in New Orleans, the majority of all subsidized rental units are concentrated in the New Orleans area.
- New Orleans currently has approximately 37,000 less renter households than pre-Katrina. Based on the current assumption of 4% population growth over the next five years, New Orleans will add approximately 12,300 additional renters. This figure assumes a large number of displaced renters will return.
- With so many units coming online over the next two years, some projects in New Orleans may have difficulty leasing up in the immediate future.
- The Lake Charles metro area is slated to add approximately 1,800 affordable rental units. Because population projections show limited growth, the area may have difficulty absorbing such a large number of units in the immediate future.
- While rural parishes have a substantial demand for new rental units, the demand will decrease over time as these areas continue to lose population. Additionally, because populations are dispersed over a large area, it





# Summary: Louisiana Housing Needs Assessment

February 20, 2009

is difficult to address the need through large-scale developments.

- The bulk of rental demand is for households earning less than 50% AMI, yet the majority of new affordable units are priced above 50% AMI. Therefore, a large number of low income renters moving into subsidized housing will still be cost-burdened.

## Additional Concerns

- **Homelessness** has increased substantially in the New Orleans metro area as a result of increased rents. Unity of New Orleans estimates the homeless figure has increased 300%, from approximately 4,000 persons pre-Katrina to 12,000 today. Anecdotal evidence and firsthand accounts indicate that a large number of homeless persons are squatting in abandoned, environmentally hazardous buildings damaged from the storm.
- Housing aside, the **public services and amenities** in New Orleans are not what they once were, and many low income families will find it difficult to move back. Charity Hospital, the largest affordable health care in the U.S., was destroyed in Hurricane Katrina and has yet to be rebuilt. New Orleans had a very high percentage of workers who did not own a car, relying on public transportation to access jobs. The current public transportation service is a fraction of what it once was, with longer headway and oftentimes unreliable service.

## Conclusion

Louisiana had a critical need for affordable housing prior to Hurricanes Katrina, Rita, Gustav and Ike. The hurricanes of 2005, and again in 2008, exacerbated the affordable housing shortage. Due to limited supply and increased operating expenses, housing costs will likely never be as low as pre-Katrina costs again.

On a positive note, heavily damaged areas are recovering, and the rebuilding effort in residential, commercial and infrastructure projects is contributing to the statewide economy. The unemployment rate, at 5.9%, is far lower than the national rate of 7.2%, and housing sales and starts, although not as robust as 2006, are relatively higher than the national average.

The current challenges are pressing, and with fewer housing resources to address this need, these challenges will be more

difficult to overcome in the coming years. Fortunately, the devastation caused by the hurricanes of 2005 has fomented housing alliances throughout Louisiana between public, non-profit and private interests. These relationships will prove critical in the future in order to create more strategic and creative affordable housing strategies.

## Estimate of Affordable Housing Demand for All Owner-Occupied Households

	0-50% AMI	50%-80% AMI	80% - 100% AMI	Total
Alexandria MSA	975	202	293	1,469
Baton Rouge MSA	5,146	1,428	1,645	8,219
Houma MSA	1,410	458	624	2,492
Lafayette MSA	1,488	530	614	2,631
Lake Charles MSA	979	390	489	1,858
Monroe MSA	1,123	300	297	1,720
New Orleans MSA	7,189	3,004	1,499	11,692
Shreveport-Bossier City	2,121	450	627	3,198
Coastal	1,327	413	649	2,389
Non-Coastal	8,337	2,147	2,240	12,724
Total	30,095	9,322	8,976	48,393

Source: GCR & Associates, Inc. using data provided by HUD CHAS and Claritas, Inc.

## Estimate of Affordable Housing Demand for All Renter-Occupied Households

	Demand. 2008 - 2013	Units in Pipeline	Total Demand
Alexandria MSA	1,965	568	1,397
Baton Rouge MSA	10,068	3,337	6,731
Houma MSA	1,794	309	1,485
Lafayette MSA	2,977	496	2,481
Lake Charles MSA	2,189	1,822	367
Monroe MSA	2,947	827	2,120
*New Orleans MSA	44,713	26,259	18,454
Shreveport-Bossier City	5,019	900	4,119
Coastal	1,868	583	1,285
Non-Coastal	11,250	1,946	9,304
Total	84,790	37,047	47,743

Source: GCR & Associates, Inc. using data provided by HUD CHAS and Claritas, Inc.

\*Current Demand equals 30,351; assumes population increases at 4% annually through 2013.



## Changes in New Orleans metro area housing affordability Based on 2004 and 2007 American Community Survey Data

Allison Plyer, Joy Bonaguro, Elaine Ortiz, and Kathy Pettit  
Released: 06/23/2009  
Available at: [www.gnocdc.org/HousingAffordability](http://www.gnocdc.org/HousingAffordability)

*This analysis reveals that in 2007 housing in Orleans Parish was less affordable than the nation, with post-Katrina incomes not keeping pace with housing costs, including insurance, taxes and utilities. These findings apply to New Orleans homeowners and renters alike. Renters in St. Tammany Parish also experienced housing cost burdens at a higher rate than the nation.*

### 2007 share of households paying more than 30 percent of income on housing costs

	Orleans	Jefferson	St. Tammany	New Orleans MSA	US
All Households	47%*	33%*	30%*	35%	36%
Homeowners	36%*	24%*	24%*	26%*	31%
Renters	60%*	51%	61%*	54%*	49%

\*Statistically significant difference from United States

Note: New Orleans Metropolitan Statistical Area (MSA) includes Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. John the Baptist and St. Tammany parishes.

Source: American Community Survey 2007

### Why another housing report?

One of the most talked about problems in the New Orleans area post-Katrina has been the increase in housing costs. Anecdotes abound that homeowners insurance rates have skyrocketed making homeownership unaffordable, and that low income workers cannot afford the escalated rents. At the same time, post-Katrina increases in income may have helped residents to bear higher housing costs.

This report provides the first picture of the increase in all housing costs relative to income changes from 2004 to 2007. The Census Bureau's 2007 American Community Survey (ACS) provides same-source data on household incomes and housing costs, including the cost of insurance, taxes and utilities, and allows for valid comparisons with the nation and other cities.

This analysis is critical for a better understanding of housing affordability challenges in the New Orleans metropolitan area within the national context.<sup>1</sup> A more recent look at housing affordability will be available after September 2009 when American Community Survey data from 2008 is released.

<sup>1</sup> The federal definition for the New Orleans metropolitan area includes 7 parishes: Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. John the Baptist, and St. Tammany. Of these 7 parishes, 2004 ACS data is available for Orleans and Jefferson only, and 2007 ACS data is available for Orleans, Jefferson and St. Tammany only.

## Executive Summary

- **All households:** Considering renters and homeowners together, housing was unaffordable (more than 30 percent of incomes) for a larger percent of households in the City of New Orleans (Orleans Parish) than nationwide in 2007, but for a smaller percent of suburban Jefferson and St. Tammany parish households.
- **Homeowners:** In 2007, a larger share of homeowners in Orleans Parish had unaffordable housing costs than nationwide. In contrast, in Jefferson and St. Tammany parishes homeownership expenses were *affordable* for a greater percent of homeowners than nationwide. Compared to before Katrina, the percent of 2007 homeowners who were paying unaffordable housing costs in the New Orleans metro increased but not significantly. Notably, nationwide the share of homeowners in unaffordable housing increased significantly over this same time frame.
- **Renters:** After Katrina, New Orleans area renters experienced housing cost burdens at a significantly higher rate than before the storm, with rent increases far outpacing the increases in income levels. In 2007, renters in Orleans and St. Tammany parishes in particular paid unaffordable costs at a much higher rate than renters nationwide.

## Introduction

Housing costs in the New Orleans area rose sharply after Katrina. The multiple levee failures and hurricane-force winds caused major or severe damage to more than 180,000 homes across the metro area making this the largest residential disaster in U.S. history.<sup>2</sup> While only 64 percent of metro area homes were habitable,<sup>3</sup> 72 percent of the region's jobs remained intact in the fourth quarter of 2005.<sup>4</sup> Thus, demand for housing exceeded available supply causing an immediate escalation in home prices and rental rates.

Over time some housing was repaired, but rehab was costly because demand for contractors and materials also far exceeded supply. Insurance rates skyrocketed – further increasing housing costs in the area. High housing costs could be limiting the region's ability to attract and retain the workforce essential for a healthy economy, as suggested by stubbornly high post-Katrina job vacancy numbers in occupations such as office and administrative support, sales, and food preparation and serving.<sup>5</sup> Data from the Census Bureau's 2007 American Community Survey (ACS) quantifies the housing affordability challenges that returning and newly arrived residents of the New Orleans metro faced after Katrina. The ACS gathers data on rents, mortgages, insurance, taxes, utilities and incomes from a sample of households nationwide. This report highlights our area's *housing cost burden* as one standard measure of housing hardship, which represents the share of households spending more than 30 percent of their income on housing costs. While this indicator is a key way to monitor affordability, it understates the full extent of housing challenges by excluding households who are not able to afford housing in our area at all, including displaced households priced out of the market, homeless families and those squatting in blighted buildings.

Throughout the report, we indicate whether the differences between geographies or time periods are statistically significant, that is, whether the gaps are larger than the potential variation due to the sampling error alone. The large sample for the nation allows for smaller changes to be detected; with the smaller sample sizes of the parishes, only major shifts are likely to meet the statistical significance test.

The analysis presents the results for total households, and then homeowners and renters separately. Homeownership rates vary widely across the metropolitan area. To put the indicators in context, the 2007 homeownership rate was 79 percent in St. Tammany, 65 percent in Jefferson, and 52 percent in Orleans Parish.

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<sup>2</sup> HUD, Feb 2006, "Current Housing Unit Damage Estimates: Hurricanes Katrina, Rita and Wilma." [http://gnocdc.s3.amazonaws.com/reports/Katrina\\_Rita\\_Wilma\\_Damage\\_2\\_12\\_06\\_revised.pdf](http://gnocdc.s3.amazonaws.com/reports/Katrina_Rita_Wilma_Damage_2_12_06_revised.pdf) [Accessed May 2009].

<sup>3</sup> Ibid.

<sup>4</sup> Brookings and GNOCDC, Jan 2009, "The New Orleans Index. Table 27a: Number of Non-farm Jobs, in Thousands." <http://gnocdc.s3.amazonaws.com/NOLAIndex/NOLAIndexDataTables.pdf> [Accessed May 2009].

<sup>5</sup> Brookings and GNOCDC, Jan 2009, "The New Orleans Index. Table 31: Job Vacancy Rates in New Orleans Regional Labor Market by Occupation" <http://gnocdc.s3.amazonaws.com/NOLAIndex/NOLAIndexDataTables.pdf> [Accessed May 2009].



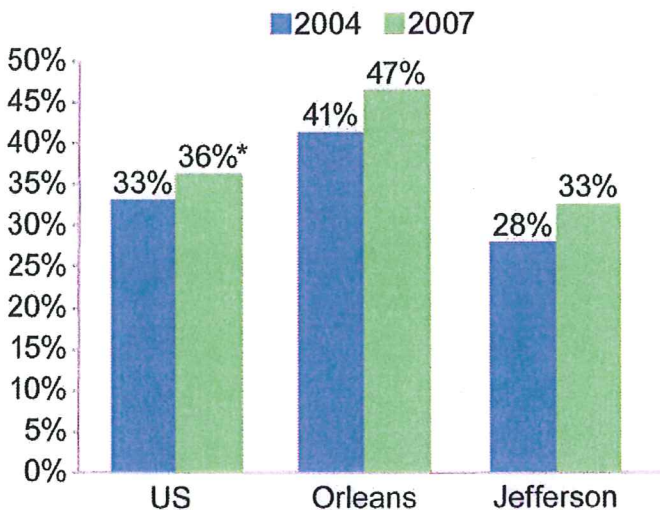
## Findings

**All Households:** Although the level of housing affordability overall did not change in the New Orleans metro following Hurricane Katrina, households in Orleans Parish struggled with unaffordable housing costs relative to incomes at a significantly higher rate than households nationally, while those in Jefferson and St. Tammany enjoyed higher rates of affordability.

In 2007, 35 percent of all households across the New Orleans metro area were paying housing costs considered unaffordable by federal standards (that is, spending more than 30 percent of their income on housing costs), but this was not a statistically significant increase from the 33 percent of households in unaffordable housing in 2004. At the same time, the percent of households nationwide in unaffordable housing rose significantly, from 33 percent to 36 percent.

**Figure 1: From 2004 to 2007, housing cost burdens increased significantly nationwide but not locally.**

Percent of all households spending more than 30% of income on housing costs, 2004-2007



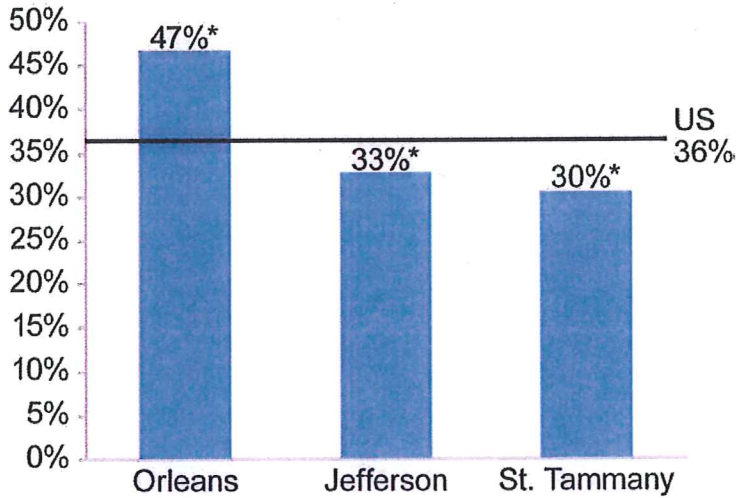
\*Statistically significant difference from 2004.

Source: American Community Survey, 2004 and 2007

In Orleans, housing costs relative to incomes were high before the storm, and continued to be high after the storm. By 2007, 47 percent of all households paid unaffordable costs in New Orleans – significantly higher than the national rate of 36 percent. Meanwhile housing in Jefferson and St. Tammany remained more affordable than the nation overall in 2007, with only 33 and 30 percent of households, respectively, paying unaffordable housing costs that year.

**Figure 2: By 2007, housing was significantly less affordable in Orleans, and more affordable in Jefferson and St. Tammany than in the U.S. overall.**

Percent of households spending more than 30% of income on housing costs, 2007



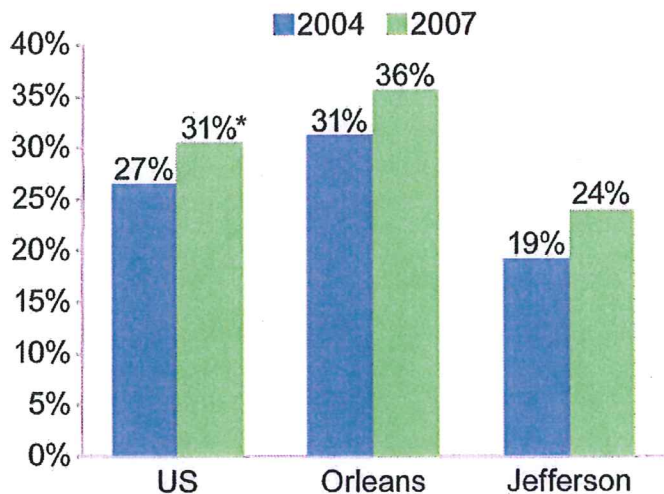
\*Statistically significant difference from United States  
Source: American Community Survey 2007

**Homeowners:** Across the metro area, the share of homeowners bearing unaffordable costs did not significantly increase from 2004 to 2007. In 2007, Orleans Parish homeownership affordability challenges exceeded national rates, but homeownership expenses in Jefferson and St. Tammany remained more affordable than in the U.S. overall.

In 2007, 26 percent of homeowners paid unaffordable housing costs (including taxes, insurance, and utilities) in the New Orleans metropolitan area, about the same as the 2004 share of 24 percent. Over this same time period, the national rate rose from 27 percent to 31 percent, significantly higher than our regional level in both years.

**Figure 3: From 2004 to 2007, homeownership became less affordable across the U.S. but locally did not change significantly.**

Percent of owner-occupied households spending more than 30% of income on housing costs, 2004-2007

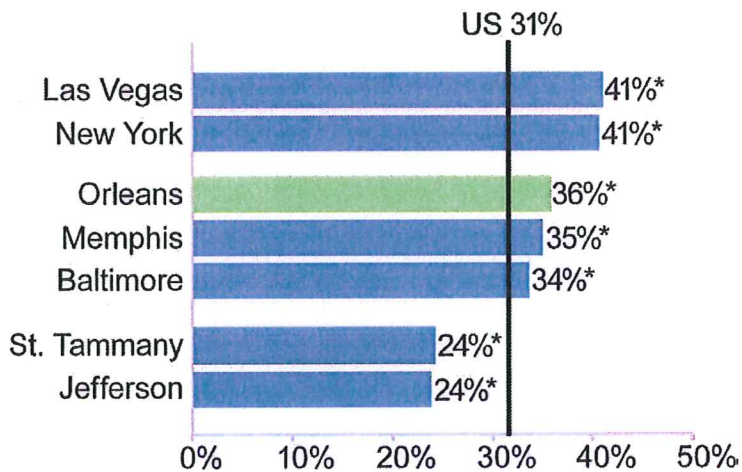


\*Statistically significant difference from 2004  
Source: American Community Survey, 2004 and 2007

As with the overall cost burden indicator, there were important differences for parishes within the region. About 24 percent of homeowners in Jefferson and St. Tammany had unaffordable costs, a share about the same as the region's overall share. In contrast, homeownership costs were unaffordable for 36 percent of all homeowners within Orleans Parish in 2007, significantly higher than the national rate. While certainly lower than the 41 percent in high-priced cities such as Las Vegas and New York, the Orleans affordability picture for owners still merits serious concern. Cities with similar cost burden rates, such as Memphis and Baltimore, have seen many of their financially-stretched owners forced into foreclosure in the recent months.

**Figure 4: By 2007, homeownership was less affordable in New Orleans than the nation, but still more affordable than in cities like New York and Las Vegas.**

Percent of owner-occupied households spending more than 30% of income on housing costs, 2007



\*Statistically significant difference from the United States  
Source: American Community Survey 2007

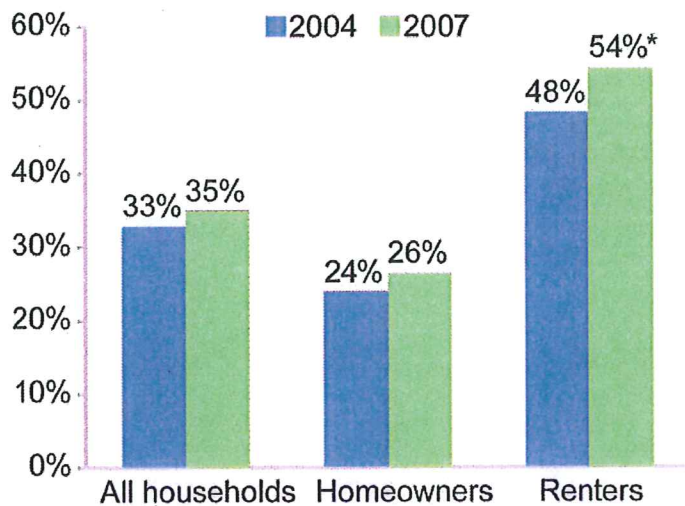


**Renters: Post-Katrina, 54 percent of all renters in the metro area paid unaffordable housing costs relative to incomes, outpacing the nation by nearly 5 percentage points. Rental affordability challenges were particularly severe in Orleans and St. Tammany parishes.**

The effects of Hurricane Katrina on housing affordability in the New Orleans area were more dramatic for renters than for homeowners. In 2004, 48 percent of New Orleans metro renters were paying more than 30 percent of their income on housing costs (including utilities), but by 2007, 54 percent were in unaffordable housing.

**Figure 5: Across the New Orleans metro area, renters more than homeowners have endured increased housing cost burdens since the storm**

Percent of households spending more than 30% of income on housing costs by tenure in the New Orleans Metro

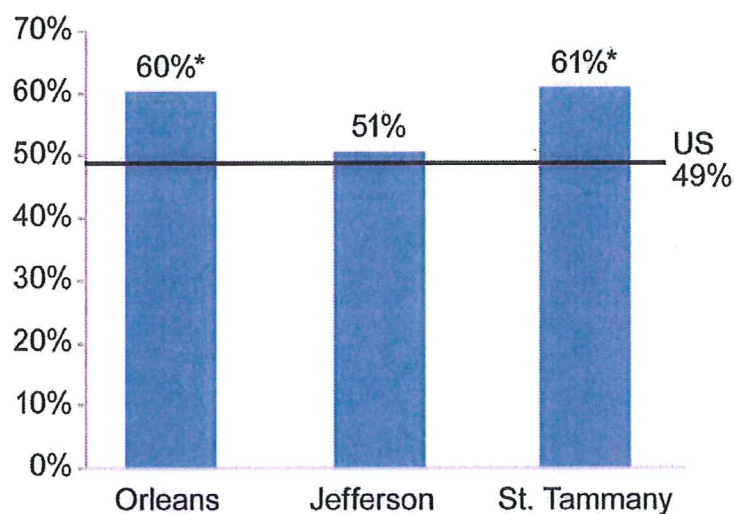


\*Statistically significant difference from 2004 to 2007  
Source: American Community Survey, 2004 and 2007

In 2007, rental housing affordability was a more severe problem in the New Orleans metro (54 percent unaffordable) than in the US as a whole (49 percent unaffordable). Indeed the percent of 2007 renters paying unaffordable housing costs in both Orleans Parish (60 percent) and St. Tammany Parish (61 percent) was significantly higher than the national rate. Rental affordability is particularly critical in Orleans because 48 percent of households are renters, as compared with only 21 percent in St. Tammany and 33 percent nationwide.

**Figure 6: By 2007, renters in Orleans and St. Tammany were more likely to live in unaffordable housing than the national average.**

Percent of renters spending more than 30% of income on housing costs, 2007



\*Statistically significant difference from United States  
Source: American Community Survey 2007

The following section looks beyond the cost burden indicator to independently examine the two factors affecting affordability - income and housing costs.

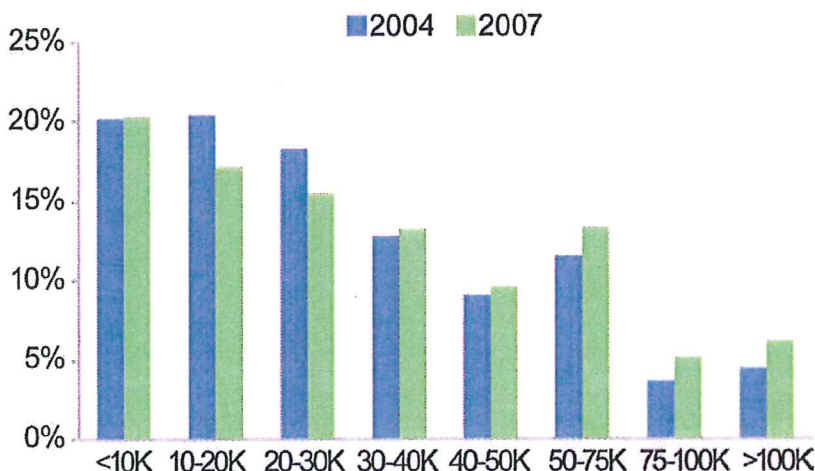
**Income profile: Although New Orleans metro's median household income rose from 2004 to 2007, fewer low wage workers lived in the area as of 2007.**

From 2004 to 2007 the median household income in the New Orleans metro area rose from \$40,885 to \$48,109 (in 2007 inflation adjusted dollars), and median income in Orleans Parish rose from \$34,434 to \$38,614; while median income across the U.S. remained relatively flat (increasing from \$49,049 to \$50,740). Separating homeowners from renters, we see that median household income for homeowners in the New Orleans metro area did not increase significantly from 2004 to 2007, while renter household income increased 16 percent. Although higher median incomes locally could be taken as a positive sign, they may reflect the inability of lower income renters to return to the area. From 2004 to 2007, the proportion of all households that were renters fell from 39 to 34 percent.

Of workers 16 years and older, individuals earning less than \$20,000 fell from 41 percent in 2004 to 37 percent in 2007. With high job vacancy rates in low wage occupations,<sup>6</sup> tens of thousands of essential service workers such as waiters and waitresses, cashiers, child care workers, janitors and nursing aides – occupations that paid less than \$20,000 on average in New Orleans in 2007<sup>7</sup> – may have been unable to return to the area. Meanwhile, individuals earning \$50,000 or more grew from 20 percent of all individuals 16 years and older with earnings in 2004 to 24 percent by 2007. Post-Katrina housing affordability challenges, particularly for renters, may have changed the income profile of the population in New Orleans metro.

**Figure 7: By 2007, fewer workers earning less than \$20,000 lived in the New Orleans area.**

Individuals 16 years and older with earnings, by income tier, New Orleans Metro



Note: The income categories in the ACS are not updated over time, and thus the 2004 groups could not be adjusted to account for inflation. As a consequence the percent of 2004 workers in lower income categories may be overstated and the percent of 2004 workers in higher income categories may be understated. Given the rate of inflation between 2004 and 2007, we believe the effect is not substantial enough to alter conclusions.  
Source: American Community Survey, 2004 and 2007

<sup>6</sup> Brookings and GNOCDC, Jan 2009, "The New Orleans Index. Table 31: Job Vacancy Rates in New Orleans Regional Labor Market by Occupation" <http://gnocdc.s3.amazonaws.com/NOLAIndex/NOLAIndexDataTables.pdf> [Accessed May 2009]

<sup>7</sup> Brookings and GNOCDC, Jan 2009, "The New Orleans Index. Table 15: Affordable Monthly Rent for Select Occupations in New Orleans MSA, 2007" <http://gnocdc.s3.amazonaws.com/NOLAIndex/NOLAIndexDataTables.pdf> [Accessed May 2009]

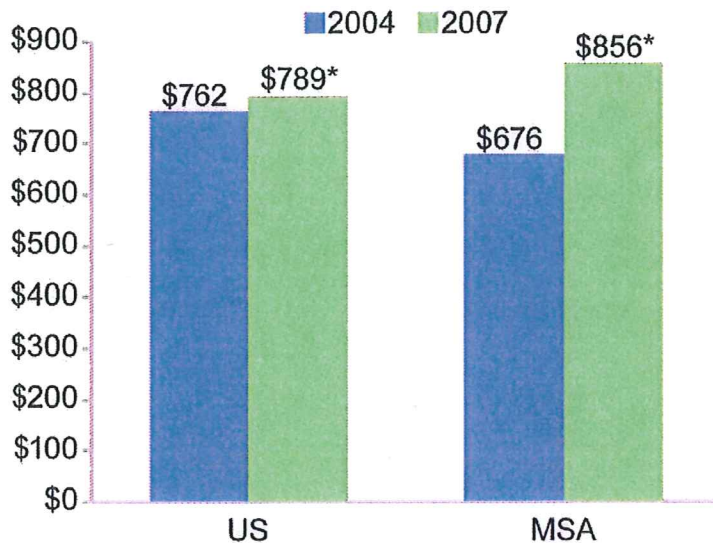
**Housing Costs: Rental costs including utilities rose across the metro area after Katrina. By 2007, rents in New Orleans were higher than in similar cities.**

From 2004 to 2007, homeowner costs (including mortgage, insurance, taxes and utilities) increased only slightly more in the New Orleans metro than across the U.S. Locally homeowner costs rose 10.5 percent while nationwide they rose 9.8 percent. Still by 2007, median housing costs for homeowners in the New Orleans metro were lower than the national average at only \$951 per month compared with \$1,084. In Jefferson Parish specifically, median homeowner costs did not increase significantly from 2004 and 2007, and in Orleans Parish they increased 17.1 percent – but at \$1,023 in New Orleans in 2007 they remained below the national average.

In contrast, the median gross rent (which includes utilities) rose sharply (27 percent) in the New Orleans metro from 2004 to 2007 compared to nationwide (only 4 percent). In 2007, median gross rent was \$856, while in 2004 it was \$676 when inflation adjusted to 2007 dollars.

**Figure 8: Across the New Orleans metro, rents increased significantly from 2004 to 2007**

Median gross rent



\*Statistically significant increase from 2004  
Source: American Community Survey, 2004 and 2007



The median gross rent in Jefferson increased a significant 15 percent from 2004 to 2007. Median gross rent increased an astounding 44 percent in Orleans from 2004 to 2007 even when adjusted for inflation.

**Table 1: By 2007, median gross rent in Orleans Parish was well above similar cities such as San Antonio, Baltimore, Milwaukee, and Memphis.**

	2007 Median gross rent (2007\$)	2007 Median household income in the past 12 months (2007\$)
<b>St. Tammany Parish, LA</b>	<b>\$872</b>	<b>\$59,774</b>
Las Vegas, NV	948	54,357
New York, NY	985	48,631
<b>Jefferson Parish, LA</b>	<b>827</b>	<b>48,305</b>
Phoenix, AZ	797	48,061
San Antonio, TX	698	41,593
<b>Orleans Parish, LA</b>	<b>892</b>	<b>38,614</b>
Baltimore, MD	778	36,949
Milwaukee, WI	689	35,281
Memphis, TN	719	35,143
<b>United States</b>	<b>789</b>	<b>50,740</b>

Source: American Community Survey 2007

## Conclusion

When taking into account post-Katrina incomes as well as insurance, taxes and utility costs, there is no doubt that housing was less affordable in Orleans Parish compared with the nation as represented by the 2007 data analysis here. This was true for New Orleans homeowners and renters alike. Renters in St. Tammany Parish also experienced housing cost burdens at a higher rate than the nation as a whole.

Since 2007, while most of the country has faced a foreclosure crisis, homes across the New Orleans metro area are being rebuilt. Data from the 2008 American Community Survey, to be released later this year, will provide an updated picture of how these more recent trends will affect housing affordability locally and nationally.

## Methodology

### *Statistical significance test for comparing 2004 and 2007 American Community Survey data*

The comparisons of American Community Survey (ACS) 1-year-estimates across time periods (2004 to 2007) and between selected geographies (in 2007) were performed using a statistical test of significance. All significance tests were at the 95% confidence level.

The test requires both estimates and their standard errors. We calculated standard errors using formulas in Appendix 3 of "What General Data Users Need to Know" available at:  
<http://www.census.gov/acs/www/Downloads/ACSGeneralHandbook.pdf>.

The test for significance was calculated using formulas in Appendix 4 of "What General Data Users Need to Know." For the purpose of this comparison, we assumed that the characteristics of the population in Jefferson and Orleans parishes as determined by American Community Survey sample data were not impacted by the upwards revision of the Census Bureau's total population estimate.



# THE NEW ORLEANS INDEX

— TRACKING THE RECOVERY OF NEW ORLEANS & THE METRO AREA —



August  
2009

“Though New Orleans has been somewhat shielded from the recession due to substantial rebuilding activity, four years after Katrina the region still faces major challenges due to blight, unaffordable housing, and vulnerable flood protection. New federal leadership must commit and sustain its partnership with state and local leaders by delivering on key milestones in innovation, infrastructure, human capital, and sustainable communities to help greater New Orleans move past “disaster recovery” and boldly build a more prosperous future.”



## ABOUT THIS NEW ORLEANS INDEX

This fourth anniversary edition of the New Orleans Index examines the social and economic recovery of the New Orleans metro area, four years after Hurricane Katrina and the related levee failures. Relying on more than fifty indicators, we examine recovery progress to date for the city and its surrounding metro area which includes Jefferson, Plaquemines, St. Bernard, St. Charles, St. John the Baptist, and St. Tammany parishes. Key findings are highlighted in “at-a-glance” graphic representations.

For the first time, we have added neighborhood-level indicators of population recovery for the city of New Orleans (Orleans Parish). Readers seeking even more detail can visit the [GNOCDC.org](http://GNOCDC.org) web site for interactive maps and more detailed analysis. And we continue to publish several indicators of recovery for New Orleans’ 13 planning districts, which were the geographic areas for which specific plans were developed when New Orleanians gathered in late 2006 to develop the Unified New Orleans Plan.

## HISTORY OF THE NEW ORLEANS INDEX

In December 2005, the Brookings Institution Metropolitan Policy Program began monitoring the social and economic recovery of the Gulf Coast region through the publication of The Katrina Index. The Index provided members of the media, key decision makers, nonprofit and private sector groups, and researchers with an independent, fact-based, one-stop resource to monitor and evaluate the progress of on-the-ground recovery in Louisiana and Mississippi.

In 2007, The Katrina Index was released as a joint collaboration between the Greater New Orleans Community Data Center and the Brookings Institution in order to bring an even better, more tailored assessment of recovery of the New Orleans region. Beginning with the second anniversary edition, we changed the name to “The New Orleans Index” to shift the emphasis of recovery away from a named disaster to a great American urban center. Over time, we’ve added new indices to provide a more comprehensive picture of the economic, social, and fiscal health of the greater New Orleans region. And, as neighborhood-level data becomes available, we incorporate it into the Index when it can inform relevant and current policy decisions.

Going forward, The New Orleans Index will be issued every August to provide a detailed analysis of the recovery at the anniversary of Katrina. The Greater New Orleans Community Data Center releases data briefs throughout the year, and the Brookings Metro program regularly includes New Orleans in its analysis of trends across metro regions.

## Acknowledgments

The authors are grateful for the meticulous background research, data compilation, analysis support, and design provided by Data Center staff Elaine Ortiz, Denice Ross, and Melissa Schigoda, as well as the attention to detail and quick turnaround in producing this document by Dallas Hewitt at the Harahan DocuMart. The authors are also grateful to Dek Terrell and Ryan Bilbo of Louisiana State University for their special compilations of small area employment data.

Both the Data Center and Brookings would like to thank the Blue Moon Fund for its support of the New Orleans Index as well as activities to help New Orleans organizations use the data to support recovery-related planning and decision-making. Further, Brookings and the Data Center are grateful to the Bill & Melinda Gates Foundation and the Rockefeller Foundation for their support of the New Orleans Index, and to Baptist Community Ministries and United Way for the Greater New Orleans Area for their ongoing support of the Data Center.

Finally, both the Data Center and Brookings would like to thank the many individuals from federal, state, and local agencies and organizations who have provided us with the most robust and up-to-date information available. Their tireless efforts to collect and make public these data have been invaluable to the large audience of users of this Index.

*Cover photo by Julie Plonk*



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# SUMMARY OF FINDINGS

By Amy Liu and Allison Plyer

## New Orleans Four Years after Hurricane Katrina

The nation's deepening economic recession has produced dissolution and despair across the country as many communities grapple with the social and economic ramifications of massive layoffs, prolonged unemployment, shuttered businesses, and home foreclosures. By contrast, rebuilding from the woes caused by Hurricane Katrina has helped cushion greater New Orleans from the ravages of the downturn.

As New Orleans ends its fourth year since the hurricane and levee failures, the region has been buoyed by post-disaster recovery efforts and its fortunate industry mix.

Specifically, this year's special anniversary edition of the New Orleans Index finds that:

- **The New Orleans economy is weathering the recession relatively well due in part to its industry composition.** The New Orleans metro area lost 0.9 percent of its jobs since last June, compared to the 4.1 percent lost nationally. The industries hardest hit—manufacturing and construction—comprise relatively small shares of the New Orleans economy and since last June have shed few jobs. The four largest sectors of the region's economy—trade and transportation, government, leisure and hospitality, and education and health services—either stagnated or added jobs. The New Orleans metro area's unemployment rate rose to 7.3 percent while it climbed to 9.5 percent for the nation.
- **Ongoing rebuilding activities are attracting people, jobs, and investments, further shoring up the greater New Orleans economy.** New Orleans added more than 8,500 households (actively receiving mail) in the past year, the biggest one-year expansion since 2007, reflecting a mix of new and returning residents. While home rebuilding has slowed dramatically since 2007, post-disaster infrastructure investments in the levee system, schools, police stations and other public facilities have continued apace. Since July 2008, FEMA has paid over \$800 million for infrastructure repair projects across the five-parish area. In the city of New Orleans, 94 facilities and public works projects were completed as of April 2009, and 113 more were under construction.<sup>1</sup>
- **Yet New Orleans is not immune from the economic crisis.** Like many metropolitan areas, the housing market has stalled, with home sales down 39 percent and new construction down 48 percent. The slowdown in consumer spending has contributed to a plunge in city sales tax revenues with 21 percent fewer receipts from general sales, motel/hotel stays, and motor vehicle purchases in April and 6 percent fewer receipts in May compared to the previous year.
- **Further, massive blight, affordable housing for low-income workers, and significant flood risk remain the area's major challenges.** While there are fewer unoccupied residences in Orleans, St. Bernard and Jefferson parishes this year, the scale of blight remains high—65,888, 14,372, and 11,516 residences, respectively—posing significant challenges for local governments. Steep rent increases have abated, but at 40 percent higher than pre-Katrina, rents remain out of reach for

<sup>1</sup> City of New Orleans: Monthly Progress Report, Recovery Projects, April 2009. Available at [http://neworleans.iprojweb.com/doc/monthlyreport\\_april2009.pdf](http://neworleans.iprojweb.com/doc/monthlyreport_april2009.pdf)

many critical workers. Typical rent for an efficiency apartment is \$733 per month, unaffordable for food preparation, health care support, and retail sales workers. Finally, a timeline recently released by the the Army Corps of Engineers indicates that they are behind schedule in completing the Hurricane and Storm Damage Risk Reduction System by 2011. While the levee system will be improved when finished, additional protective measures and land use provisions will be necessary to protect the city from Katrina-strength storms.<sup>1</sup>

Residents and leaders are eager to get beyond “disaster recovery” to implement bold plans for creating a sustainable, inclusive, and prosperous city and region. Locally, key moves are creating the foundation for transformation to meet residents’ long-term aspirations. Last November, New Orleans voters approved two important amendments to the city charter. The first gave the city’s master plan teeth by requiring all zoning and land use requirements to conform, providing predictability, market confidence for development, and a more transparent and organized process for public participation. The second measure provided a dedicated revenue source to the newly created Inspector General’s office, giving the office steady resources necessary for accountability in the wake of pervasive public mistrust, waste, and fraud. And recently, the City Council approved funds for a newly created, quasi-public New Orleans Economic Development Corporation to lead the city’s economic growth activities and provide a measure of continuity across mayoral administrations.

The Obama administration and the next mayor of New Orleans must work together with the state to build on this current progress to help the city truly reinvent itself.<sup>2</sup> The administration has many opportunities to lead a robust interagency effort that applies new policy initiatives that leverage the economic assets of New Orleans—in innovation, human capital, infrastructure, and quality neighborhoods. For instance, to invest in people and innovation, the administration could help state and local leaders resolve the future of Charity Hospital and facilitate the delivery of quality, affordable health care for all residents while making a critical investment in the growth of its health care cluster. To maximize interagency efforts, the Office of Gulf Coast Rebuilding’s leadership, institutional knowledge, and established partnerships must be retained and elevated within the White House.<sup>3</sup> In addition, state and local leaders could partner with Congress and the Obama Administration to take advantage of new federal opportunities—linking school reform with neighborhood revitalization, investing in green industries (including coastal restoration and protection), and bolstering ports, major transportation and freight corridors.

With strong partnerships, local leadership, and leveraged assets, New Orleans could emerge as a model of resilience for metro areas recovering from natural catastrophes or major economic shocks, as those triggered by this recession.

1 US Army Corps of Engineers. “Hurricane & Storm Damage Risk Reduction System Contract Information.” Available at [www.mvn.usace.army.mil/hps/hps\\_contract\\_info.aspx](http://www.mvn.usace.army.mil/hps/hps_contract_info.aspx); National Research Council. “The New Orleans Hurricane Protection System: Assessing Pre-Katrina Vulnerability and Improving Mitigation and Preparedness” Available at [www.nap.edu/catalog.php?record\\_id=12647](http://www.nap.edu/catalog.php?record_id=12647).

2 The primary for the 2010 mayoral race is on February 6, with a run-off election on April 22. Mayor Ray Nagin is not eligible due to term-limits.

3 The extension of the executive order that established the Office of the Federal Coordinator for Gulf Coast Rebuilding expires on September 30, 2009.

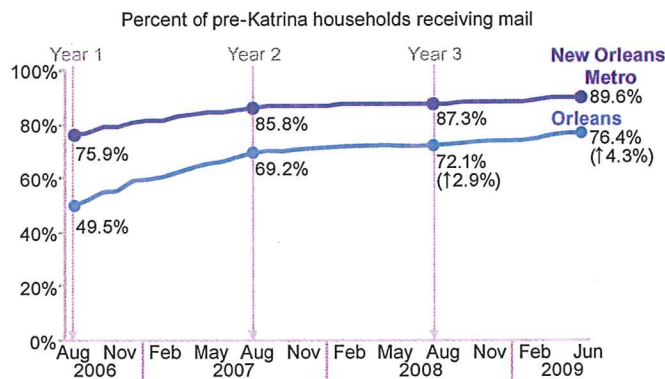


## Population Trends

- **This past year, population growth picked up pace in the city of New Orleans, reaching 76.4 percent of pre-Katrina residences actively receiving mail, a 4.3 percentage point increase from last August.** All parishes gained residences actively receiving mail from August 2008 to June 2009, with Orleans Parish, St. Bernard and St. Tammany experiencing the largest absolute gains. New Orleans' rate of growth has increased over the prior year. From August 2008 to June 2009, Orleans Parish added 8,577 active residences compared with 5,345 added from August 2007 to June 2008. The New Orleans metro area is now home to nearly 90 percent of the pre-Katrina number of households receiving mail.
- **Although the New Orleans population continues to grow, new neighborhood-level data available quarterly shows that twelve neighborhoods lost more than 50 active-address households from June 2008 to June 2009.** As new rental and homeownership opportunities become available, the overall population of the city is shifting even as new households are moving into the city. [See Recovery of New Orleans by Neighborhood on page 17 for more details.]
- **While growth in households has increased since August 2008, growth in school enrollment across the metro area has slowed, suggesting that recent arrivals to the metro area are likely singles and childless couples.** The metro area gained 12,400 residences actively receiving mail from August 2008 to June 2009 up from a 7,896 increase in the third year after Katrina. Although total school enrollment reached 78 percent of pre-Katrina levels by spring 2009, growth in school enrollment has slowed—increasing only by 3,800 compared with 7,513 in the previous year—indicating that many new households may be without children.
- **Hispanic children represent a growing share of the student population, increasing to 5.6 percent of total metro-wide school enrollment by spring 2009; while black students reached 42.8 percent by spring 2009.** Before Katrina, black children accounted for 49.1 percent of all public and private school enrollment in the metro but fell to 39.1 percent by spring 2007. The share of black students has continued to rise since 2007 reaching 42.8 percent by spring 2009. In contrast, immediately following Katrina, Hispanic students grew as a share of all public and private school students, from 3.6 percent pre-Katrina to 5 percent by spring 2007, and to 5.6 percent by spring 2009.
- **Total enrollment at New Orleans' colleges and universities grew 5 percent since spring 2008, including 1,502 more students at Delgado Community College.** The graduation of the "Katrina class" in May 2009 marked the four-year anniversary of Katrina at local colleges and universities, and while some schools are struggling with post-Katrina recruiting, others are exceeding expectations. Total spring enrollment levels at SUNO, Delgado Community College, and Tulane University have grown three consecutive years, even as larger classes of students that started pre-Katrina have graduated.

## Population At-a-Glance

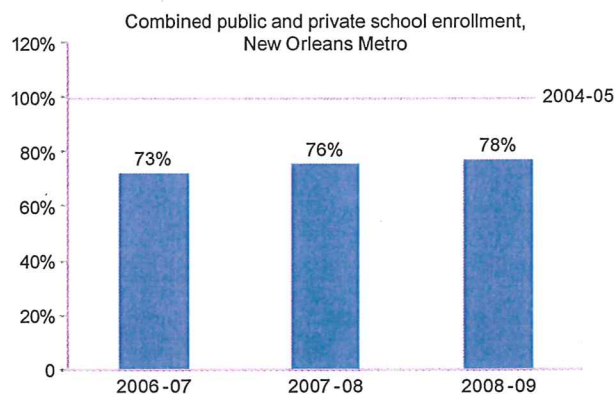
The population of the city and metro area grew at a faster rate in the fourth year after Katrina than in the previous year.



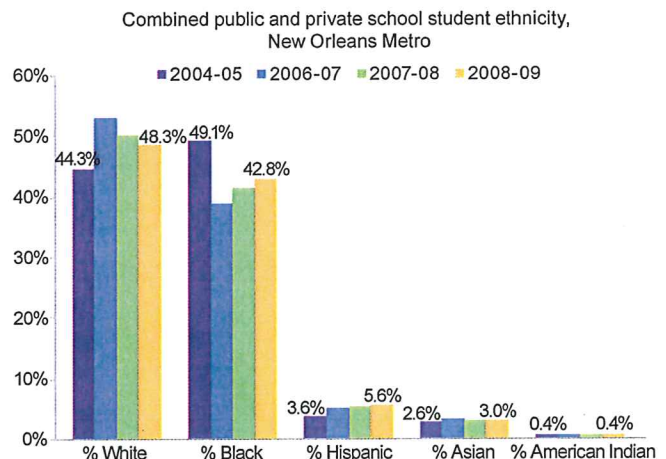
While growth in metro area households has increased since August 2008, the increase in school enrollment slowed in the 2008-09 school year, suggesting that recent arrivals are predominantly singles and childless couples.



Total public and private school enrollment continued to grow reaching 78 percent of pre-Katrina levels by the spring of 2009.



Black children continue to make up a growing share of total public and private school students, reaching 42.8 percent of total students by the end of the 2008-2009 school year, while the share of Hispanic children climbed to 5.6 percent.



**Top graph source:** GNOCDC analysis of USPS Delivery Statistics Product.  
**Bottom graph source:** Louisiana Department of Education and Trinity Episcopal School. Note: 2005-2006 data is not presented due to uncertainty of school enrollment in first year after Katrina.

**Top graph sources:** GNOCDC analysis of USPS Delivery Statistics Product, Louisiana Department of Education and Trinity Episcopal School. **Bottom graph source:** Louisiana Department of Education. Note: 2005-2006 data is not presented due to uncertainty of school enrollment in first year after Katrina.



## Economy Trends

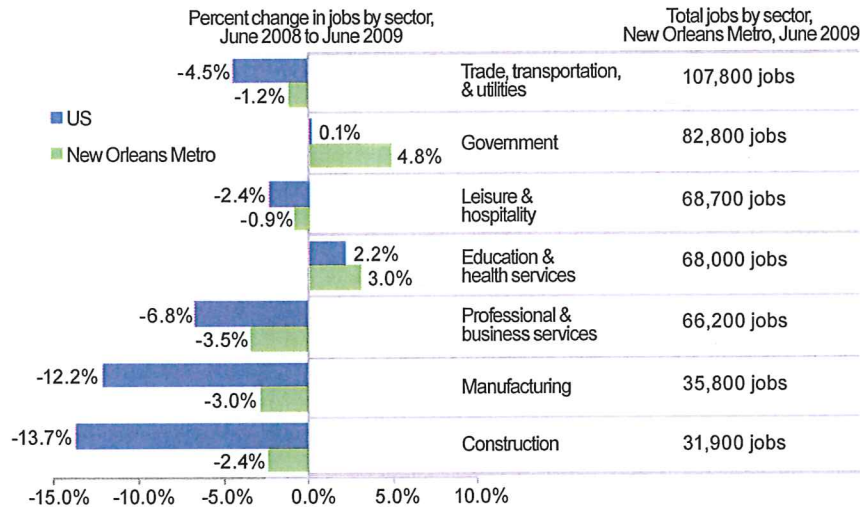
- **The New Orleans metro area continues to weather the national recession relatively well, only losing 0.9 percent of total jobs since last June compared to a 4.1 percent loss for the nation.** Industry sectors with the largest declines nationally since June 2008—including construction and manufacturing—shed relatively few jobs in the New Orleans metro and represented a relatively small portion of the region's overall economy. Of those sectors with more than 50,000 jobs in the region, only professional and business services suffered severe job losses (down 3.5 percent). Leisure and hospitality lost only 0.9 percent of all jobs, and the trade, transportation and utilities sector is down only 1.2 percent. Education and health services and government added jobs, at 3 percent and 4.8 percent, respectively.
- **The non-seasonally adjusted unemployment rate in the New Orleans metro area surged to 7.3 percent in June 2009, up from 5.9 percent one month ago, and 4.6 percent last June.** Meanwhile the seasonally adjusted U.S. rate reached 9.5 percent, up from 9.4 percent one month ago, and 5.6 percent last June. The one-month spike in the unemployment rate for the New Orleans metro was caused primarily by a sharp rise in the number of people seeking work, rather than by job losses. Compared to the 100 largest metros, New Orleans had the sixth lowest unemployment rate in the first quarter of 2009.<sup>1</sup>
- **The non-seasonally adjusted New Orleans metro area labor force increased to 534,000 in June 2009, a nearly two percent increase from one month ago, and 1 percent lower than last June.** Meanwhile the seasonally adjusted U.S. labor force fell slightly since last month, and is up 0.3 percent since June 2008. In the New Orleans metro area, 8,964 people entered the labor force in search of summer work between May and June 2009, accounting for nearly all of the surge in the area's unemployment rate.
- **New Orleans sales tax revenue declined in April and May 2009 for the first time since 2006, reflecting the national decline in consumer spending.** General sales tax revenues for the city of New Orleans were down from a year ago by 22 percent in April and 2 percent in May. Other tax revenues seemed to be even more deeply affected by the recession: Motor vehicle tax collections were down 18 percent in April, and 28 percent in May, and hotel/motel tax revenues were down 12 percent in April and 24 percent in May.
- **General cargo handled at the Port of New Orleans was down 19 percent in 2008, signaling the effects of not only a national, but a global recession.** In 2007, 7.4 million short tons of general cargo passed through the port, compared to only 5.9 million in 2008. A 32 percent drop in the volume of imported iron and steel products handled at the Port was the largest reason for the decline. Iron and steel imports, which typically account for 50 to 70 percent of general cargo tonnage handled at the port, accounted for less than 41 percent of general cargo in 2008.<sup>2</sup>

1 The Brookings Institution. "MetroMonitor." Available at [http://www.brookings.edu/metro/MetroMonitor/unemployment\\_rate.aspx](http://www.brookings.edu/metro/MetroMonitor/unemployment_rate.aspx)

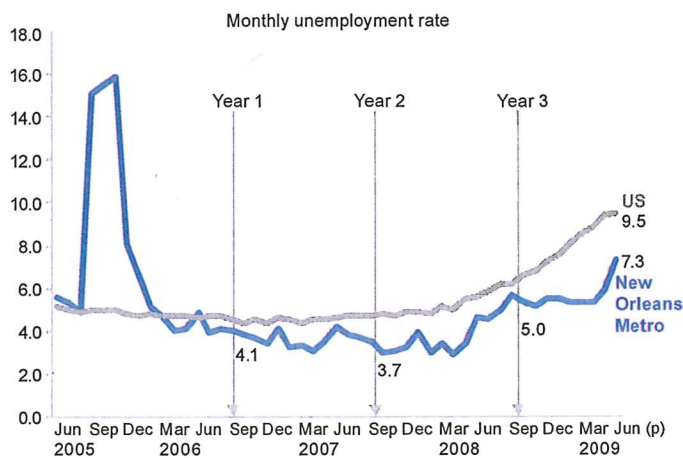
2 Personal communication: H. Wilbert, Marketing Department of the Port of New Orleans. July 20, 2009.

## Economy At-a-Glance

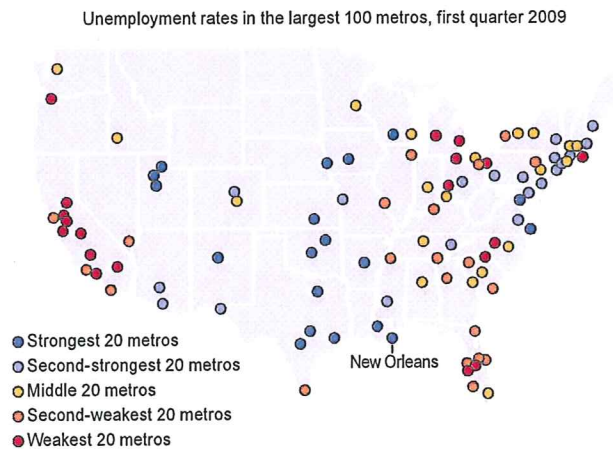
The New Orleans metro economy is weathering the recession with job gains or relatively few job losses in most key sectors.



Although unemployment in the New Orleans metro has risen in the fourth year after Katrina, it remains lower than the national level.



Based on its relatively low unemployment rate, of the largest 100 metros, New Orleans ranks among the strongest.



Top graph source: U.S. Bureau of Labor Statistics, Current Employment Statistics.

Bottom graph source: U.S. Bureau of Labor Statistics.

Bottom graph source: Brookings, "MetroMonitor." Available at [http://www.brookings.edu/metro/MetroMonitor/unemployment\\_rate.aspx](http://www.brookings.edu/metro/MetroMonitor/unemployment_rate.aspx)



## Housing Trends

- **The market for single family homes across the metro area cooled in 2009, with sales volumes and average prices down markedly from one year earlier.** The total number of homes sold in the metro area fell to 686 in May 2009, down 23 percent from one year earlier and nearly half the number sold in May 2006 and May 2007. Comparing first quarter 2008 to first quarter 2009, housing prices across the New Orleans metro fell 0.3 percent—although not as steeply as the national decrease of 6.3 percent, or the 6.9 percent average decrease for the 100 largest metros across the same time frame.<sup>1</sup>
- **In its fourth year of disaster recovery, the pace of home reconstruction and new construction has slowed in New Orleans.** From September 2008 to May 2009, the monthly average number of residential permits issued in the city was 420, down from 676 in September 2007 through August 2008, and from 912 in the prior year. Similarly, the monthly average of new residential housing units authorized for construction fell to 197 since September 2008, down from 218 in the third year and from 211 in the second year of recovery.
- **As of June 2009, the Road Home program has disbursed \$7.95 billion in grants to 124,219 underinsured homeowners, the vast majority of whom will rebuild.** As the Road Home transitions to a new contractor, only 8,635 applicants remain—half of whom are still demonstrating their eligibility. In Jefferson and St. Tammany parishes, where housing damage was often minor in severity,<sup>2</sup> ninety-nine percent of Road Home recipients will rebuild their homes. The largest number of grants has been distributed to homeowners in Orleans Parish, where 90 percent are rebuilding. In St. Bernard, only 64 percent of grant recipients are rebuilding. Through this program the state has acquired 9,418 properties in the five-parish area from homeowners choosing not to rebuild.
- **Orleans and St. Bernard parishes continue to have very high numbers of vacant and blighted residences, though these numbers have declined in the fourth year of recovery.** Since last September, Orleans and St. Bernard parishes reduced their inventory of vacant and blighted residences by 3,839 and 816 respectively. However, as of March 2009, the share of unoccupied residential addresses in Orleans and St. Bernard, at 31 and 53 percent respectively, exceeds other cities also grappling with excess land and buildings. In absolute numbers, New Orleans has 65,888 unoccupied residential addresses—nearly as many as Detroit.<sup>3</sup> In St. Bernard, 14,372 residences are unoccupied. [See Recovery of New Orleans by Neighborhood on page 17 for more details.]
- **Many essential service workers in the New Orleans area cannot afford the fair market rents of an apartment in the region.** According to analysis of 2008 data, there are many workers in occupations with high labor shortages, such as food preparation, health care support, and retail sales, who spent more than 30 percent of their monthly income to rent even an efficiency apartment in the area.

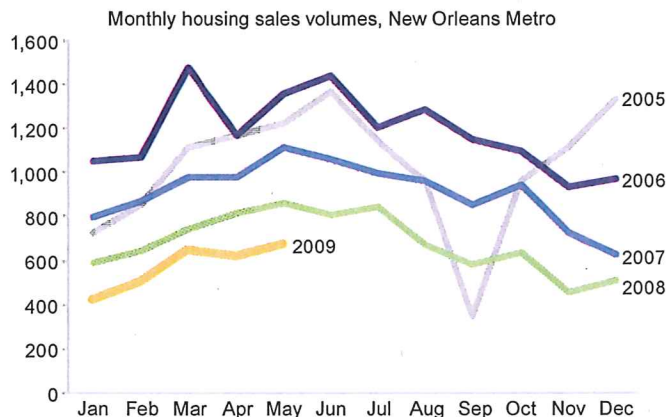
1 The Brookings Institution. "MetroMonitor." Available at [http://www.brookings.edu/metro/MetroMonitor/~/\\_/media/Files/Programs/Metro/metro\\_monitor/metro\\_profiles/new\\_orleans\\_la\\_metro\\_profile.pdf](http://www.brookings.edu/metro/MetroMonitor/~/_/media/Files/Programs/Metro/metro_monitor/metro_profiles/new_orleans_la_metro_profile.pdf)

2 U.S. Department of Housing and Urban Development. "Current Housing Unit Damage Estimates, Hurricane Katrina, Rita and Wilma, February 12, 2006." Available at [http://gnocdc.s3.amazonaws.com/reports/Katrina\\_Rita\\_Wilma\\_Damage\\_2\\_12\\_06\\_\\_revised.pdf](http://gnocdc.s3.amazonaws.com/reports/Katrina_Rita_Wilma_Damage_2_12_06__revised.pdf)

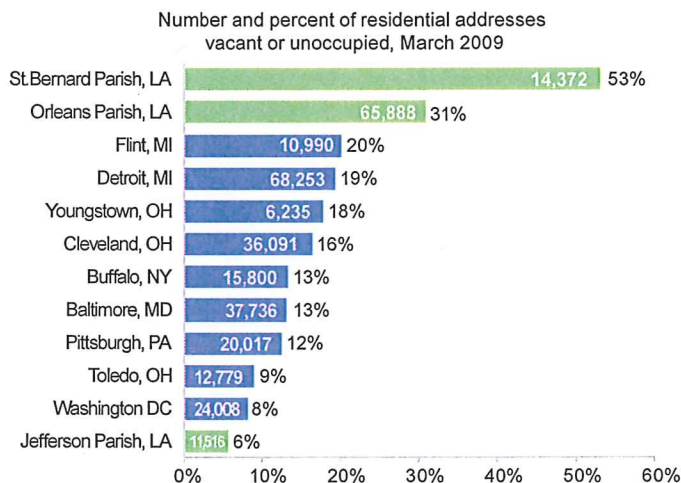
3 Greater New Orleans Community Data Center. "National Benchmarks for Blight." Available at <http://www.gnocdc.org/BenchmarksforBlight/>

## Housing At-a-Glance

**Metro area home sales volumes were 23 percent lower in May 2009 than the previous year.**

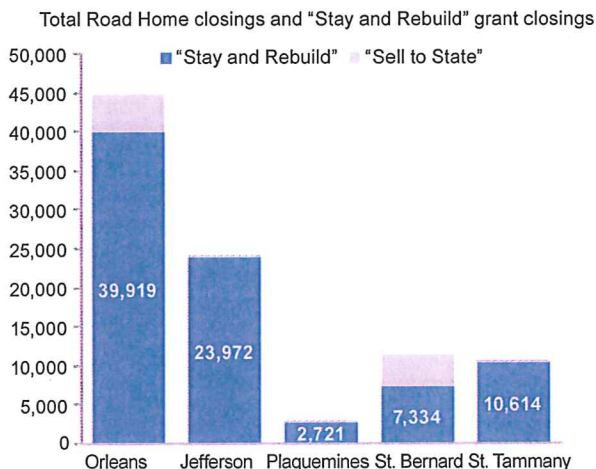


**New Orleans area parishes, like many cities around the country, are grappling with large numbers of unoccupied residential addresses.**

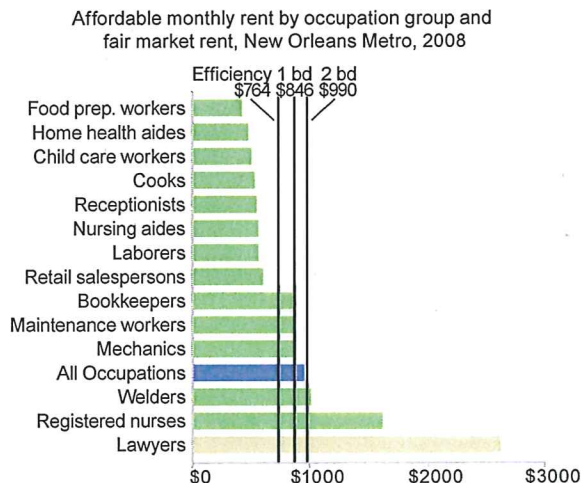


**Top graph source:** New Orleans Metropolitan Association of Realtors. **Bottom graph source:** GNOCDC analysis of HUD Aggregated USPS Administrative Data on Address Vacancies.

**The largest number of Road Home recipients is in Orleans Parish where the vast majority will stay and rebuild.**



**Few workers in key service sector jobs with high vacancies can afford an apartment in New Orleans metro with 30 percent (or less) of their monthly wages.**



**Top graph source:** The Road Home Program. **Bottom graph source:** BLS Occupational Employment and Wage Estimates and U.S. Department of Housing and Urban Development. **Note:** Lawyers are provided for contrast, but did not have large vacancies.

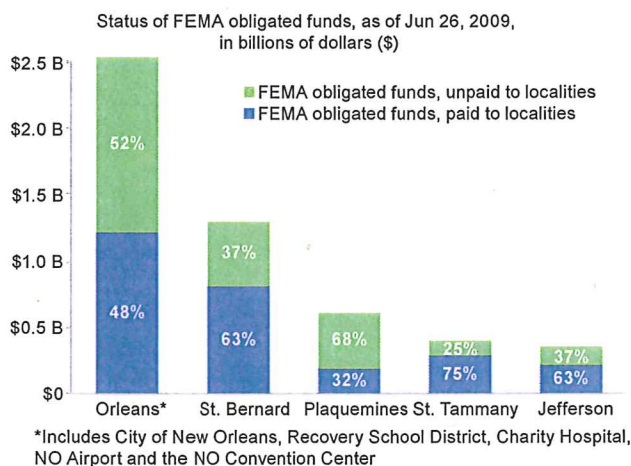


## Infrastructure Trends

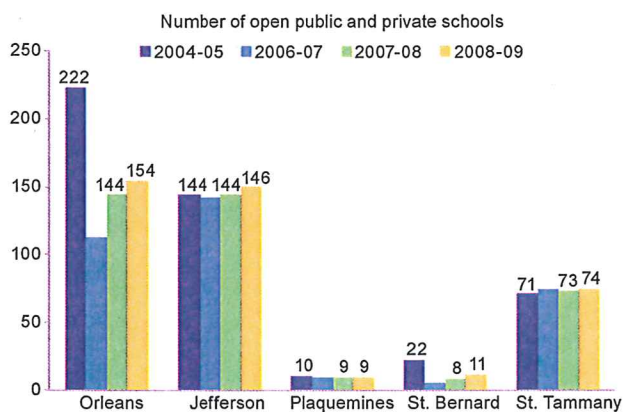
- **FEMA has obligated an additional \$900 million for infrastructure repairs in Louisiana since last July, bringing the total to nearly \$7.8 billion, of which 58 percent has been paid to localities.** Nearly four years after Katrina, total funding approved for disaster recovery is still on the rise—particularly in hard hit parishes where damage is so extensive that local governments are overwhelmed trying to document it all. Over the past year, FEMA obligated an additional \$510 million for Orleans Parish and an additional \$201 million for St. Bernard Parish. Slightly less than half of the total \$2.5 billion obligated to private and governmental entities in Orleans Parish for debris removal and infrastructure repairs remains to be paid.
- **In the fourth year after Katrina, sixteen additional schools opened in the New Orleans area.** In hard hit St. Bernard Parish, three public schools opened and in Orleans Parish, eight public and two private schools opened in the last year. In St. Tammany Parish one additional school and in Jefferson Parish two additional schools have opened since the third anniversary of Katrina.
- **A flurry of child care center openings in Orleans and St. Bernard parishes has boosted their shares of centers to half the pre-Katrina number for the first time since the storm.** Since August 2008, 22 child care centers have opened in Orleans Parish bringing the total to 141 or 51 percent of pre-Katrina, up from 43 percent. In St. Bernard, five child care centers opened, bringing the total there to 50 percent of pre-Katrina. In St. Tammany one child care center opened, while in Jefferson Parish the total number of licensed child care centers fell by two over the last year.
- **Between May 2008 and 2009, average daily ridership on public transportation rose 10 percent, but remained well below pre-Katrina levels.** In the fourth year of recovery, ridership on public buses and street cars increased and the New Orleans Regional Transit Authority began offering new “Lil Easy” service in Lower Ninth Ward, Gentilly and Lakeview neighborhoods. (This service runs small 15-seat buses on custom routes with passengers reserving seats in advance.) But by May 2009, ridership remained at only 43 percent of pre-Katrina levels.
- **New Orleans remains vulnerable to storm-related flooding—but how vulnerable is currently unknown.** The Army Corps of Engineers continues work on the Hurricane and Storm Damage Risk Reduction System that is intended to provide protection from a storm surge that has a 1 percent chance of occurring any given year. However, Katrina was a 0.25 percent storm, stronger than the level of protection for which the system currently under construction is designed. Because no regularly-updated indicators exist on land loss, coastal restoration, and mitigation of flood risk due to human engineering, tracking recovery in this realm is challenging.

## Infrastructure At-a-Glance

By June 2008, Orleans and Plaquemines parishes had received less than 50 percent of the FEMA Public Assistance funds obligated to them.

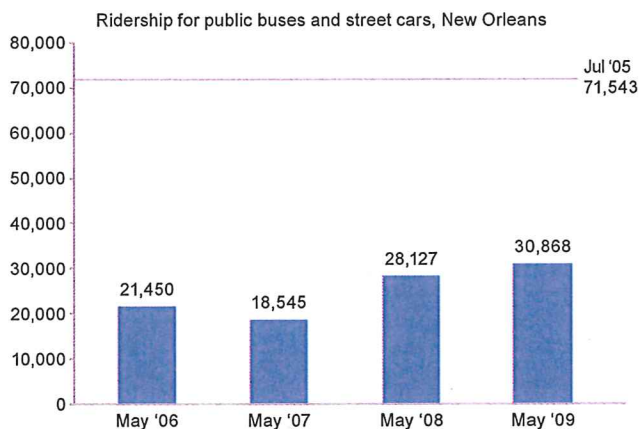


In the fourth year after Katrina, sixteen additional schools opened in the New Orleans area.

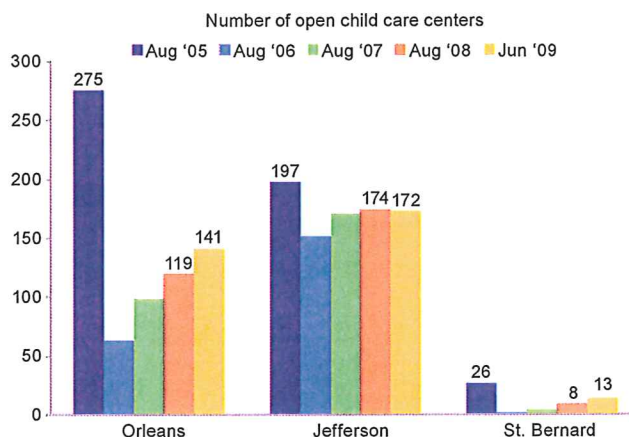


Top graph source: FEMA. Bottom graph source: Louisiana Department of Education.

By May 2009, average daily ridership on regional public buses and street cars had grown 10 percent over the previous year, but ridership remains at only 43 percent of pre-Katrina.



Since August 2008, there continued to be a steady pace of child care center openings in Orleans and St. Bernard parishes.



Top graph source: New Orleans Regional Transit Authority. Bottom source: Agenda for Children and Louisiana Department of Social Services Bureau of Licensing.

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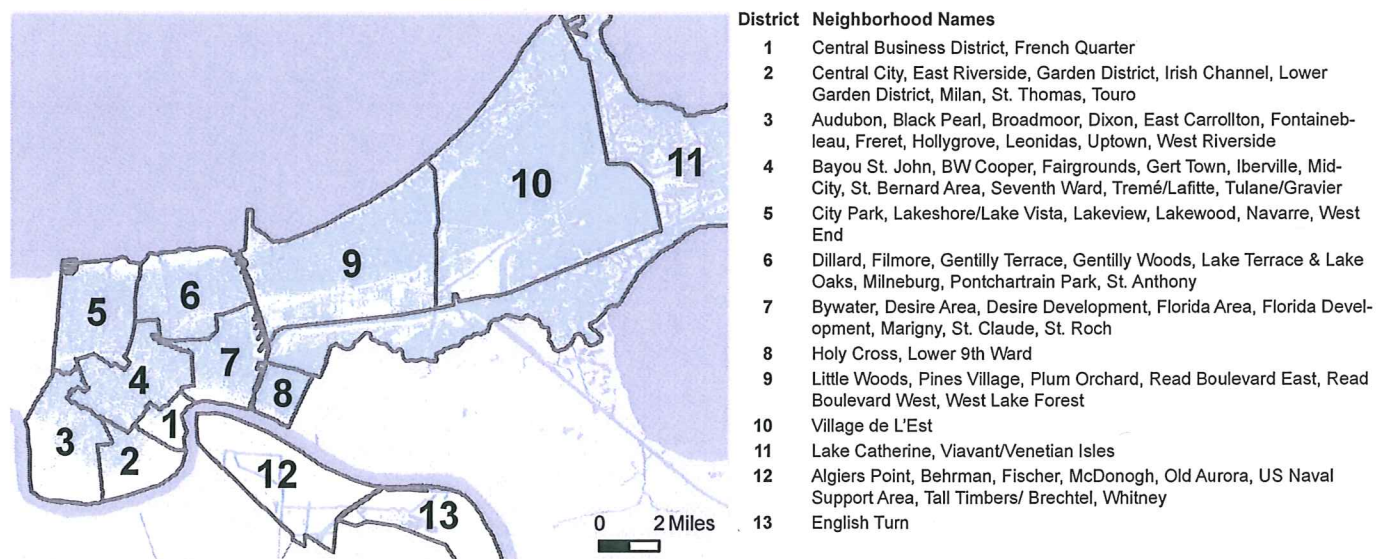
## Recovery of New Orleans by Neighborhood

When the levees protecting New Orleans failed in August 2005, approximately 80 percent of the city was flooded. The business district and main tourist centers were relatively undamaged, but vast expanses of many New Orleans neighborhoods were inundated, making this the largest residential disaster in U.S. history.

The extent of damage varied greatly from one part of town to another. Some areas received one foot of flooding while others were submerged by 10 feet of water. The rate of recovery has also varied across the city.

In this section, we examine recovery indicators across the 73 neighborhoods and 13 planning districts of New Orleans to reveal trends across smaller areas that may be masked by citywide figures. New Orleans has 73 official neighborhoods that form 13 planning districts. (See reference map below for planning district boundaries and names of neighborhoods within each.)

### Extent of flooding from Katrina



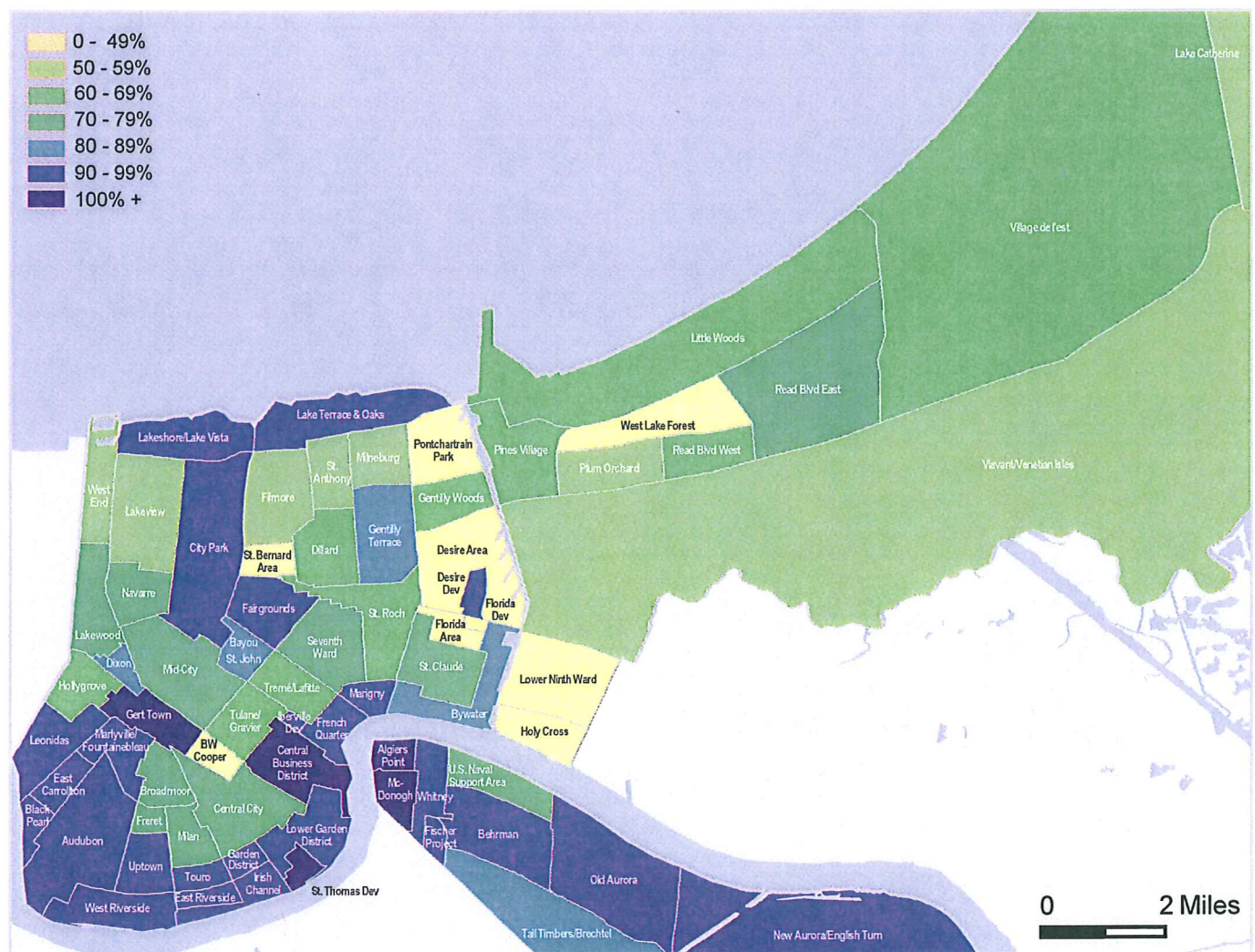
**Sources:** Brakenridge, G.R., E. Anderson (2005) Flood Inundation Vector derived from SPOT satellite image from Sept. 2, 2005. Dartmouth Floods Observatory, Hanover, NH, USA (flood extent); New Orleans City Planning (planning districts and neighborhoods).

In the following pages, we examine population trends across the 73 neighborhoods and housing trends across the 13 planning districts. This information can help residents, neighborhood groups, and decisionmakers act more strategically and effectively for their community.

## Population Recovery

Redevelopment is now a major influence in the repopulation of New Orleans neighborhoods. As of June 2009, nine neighborhoods still have less than half of the active residential addresses they did before Katrina. But three of these—BW Cooper, Florida, and St. Bernard—are home to public housing sites that have been demolished and are in the process of being redeveloped. Five neighborhoods with new developments, including single family homes, apartments and condo buildings—McDonogh, Algiers Point, Central Business District, Gert Town, and St. Thomas (or “River Gardens”)—have more active addresses than they did in June 2005.

**Percent of June 2005 addresses actively receiving mail as of June 2009, by neighborhood**



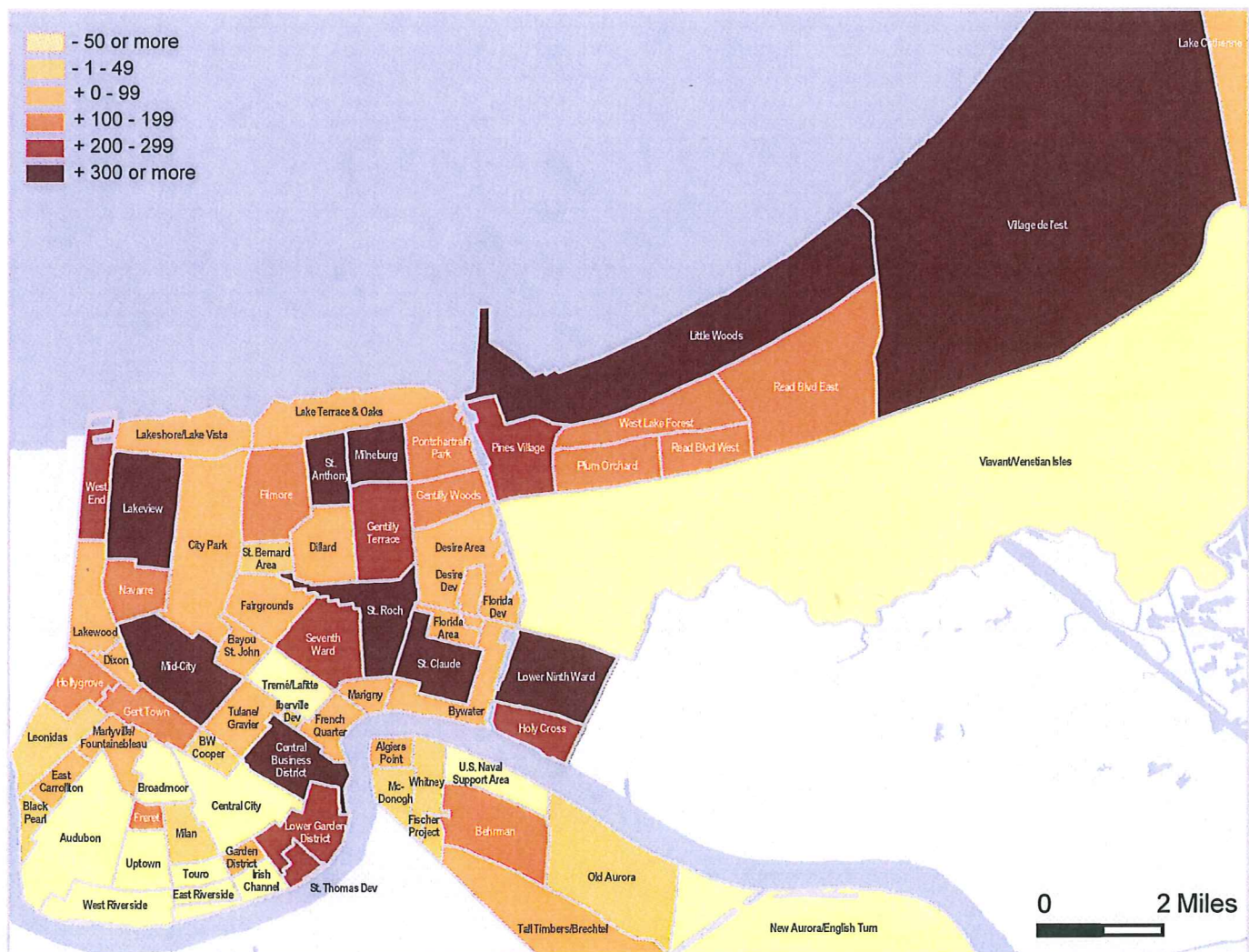
**Source:** GNOCDC analysis of Valassis Residential and Business Database.  
**Note:** For a larger version of map, see <http://gnocdc.org/RecoveryByNeighborhood/>



## Recent Population Shifts

From June 2008 to June 2009, twelve neighborhoods lost more than 50 active residential addresses, suggesting that new rental and homeownership opportunities are not only drawing additional population to New Orleans but may also be sparking moves from one neighborhood to another.

### Change in number of active addresses, June 2008-June 2009, by neighborhood



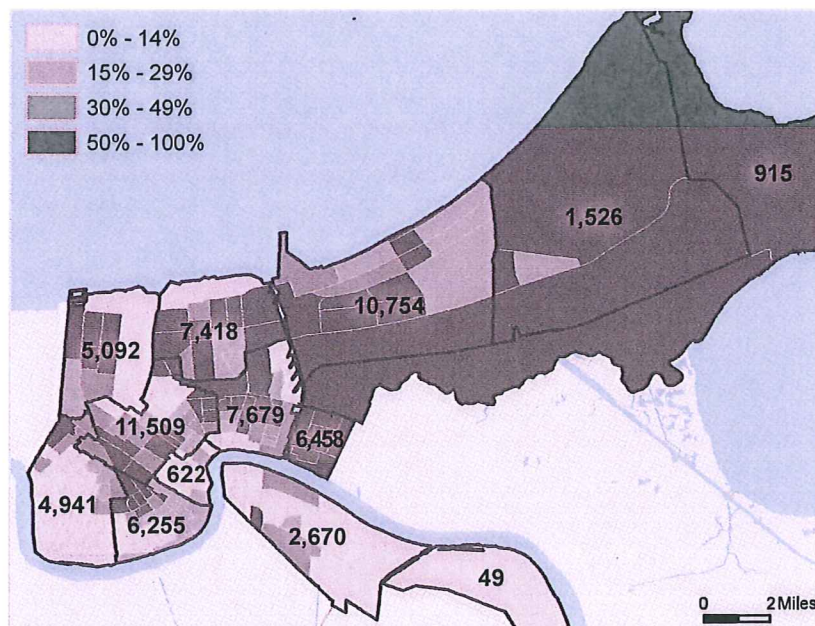
**Source:** GNOCDC analysis of Valassis Residential and Business Database.  
**Note:** For a larger version of map, see <http://gnocdc.org/RecoveryByNeighborhood/>



## Vacant/Unoccupied Residential Addresses

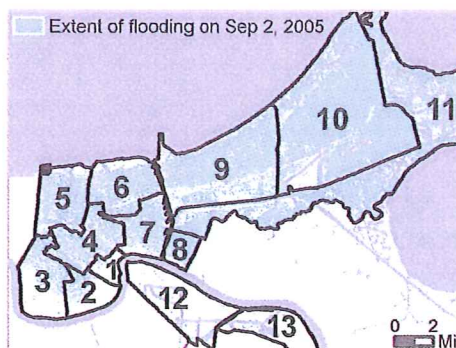
The levee failures associated with Katrina left New Orleans with an unprecedented level of residential blight. However, since September 2008, the number of unoccupied residential addresses in New Orleans has declined from 69,727 to 65,888 in March 2009 as repopulation and redevelopment continue. A relatively small number of these (7,083) are “vacant” according to the post office, suggesting that they are likely habitable residences that have not been purchased or rented. Post office data suggests that the remainder—nearly 59,000 residential addresses—are blighted or empty lots. Planning District 4 has the largest number of unoccupied addresses with 11,509. Some of these may be accounted for by three public housing projects that are being redeveloped in that planning district, but a large number are likely associated with blighted residences that were flooded by Katrina. Planning Districts 6, 7, 8 and 9 experienced extensive flooding and each has more than 6,000 unoccupied residential addresses. Even planning districts that experienced limited flooding have a large number of unoccupied addresses. For example, Planning Districts 2 and 3 have 6,255 and 4,941 unoccupied residential addresses respectively, likely due in part to significant levels of pre-Katrina blight.

### Number of unoccupied residential addresses by planning district and percent by census tract, March 2009



**Source:** GNOCDC analysis of HUD Aggregated USPS Administrative Data on Address Vacancies.

**Notes:** “Addresses” are distinguished from “properties” in that multiple addresses can be located on a single property (e.g. shotgun double). Unoccupied addresses include vacant and no-stat addresses. Vacant addresses have not had mail collected for 90 days or longer. No-Stat addresses include addresses identified by the letter carrier as not likely to receive mail for some time, buildings under construction and not yet occupied, and rural route addresses vacant for 90 days or longer. In the parishes affected by Hurricanes Katrina and Rita, no-stat addresses include heavily damaged homes that have not been re-occupied. Due to HUD’s aggregation process, about 1 percent of records are not included. The district boundaries for planning districts 1, 2, 9, 10, and 11 are slightly modified in order to coincide with census tracts because data was only available at the tract level. Planning District 2 includes the area bounded by Magazine, Julia, I-10, and the river, which is usually included in Planning District 1. Planning District 11 includes the area between Chef Mentheur Hwy and the Intracoastal Waterway, which is usually included in planning districts 9 and 10.



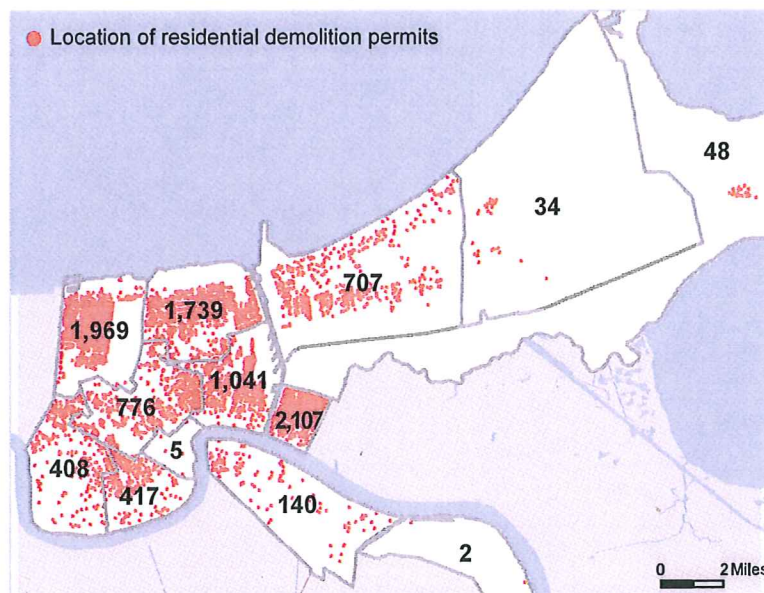
- 1 Central Business District, French Quarter
- 2 Central City, East Riverside, Garden District, Irish Channel, Lower Garden District, Milan, St. Thomas, Touro
- 3 Audubon, Black Pearl, Broadmoor, Dixon, East Carrollton, Fontainebleau, Freret, Hollygrove, Leonidas, Uptown, West Riverside
- 4 Bayou St. John, BW Cooper, Fairgrounds, Gert Town, Iberville, Mid-City, St. Bernard Area, Seventh Ward, Tremé/Lafitte, Tulane/Gravier
- 5 City Park, Lakeshore/Lake Vista, Lakeview, Lakewood, Navarre, West End
- 6 Dillard, Filmore, Gentilly Terrace, Gentilly Woods, Lake Terrace & Lake Oaks, Milneburg, Pontchartrain Park, St. Anthony
- 7 Bywater, Desire Area, Desire Development, Florida Area, Florida Development, Marigny, St. Claude, St. Roch
- 8 Holy Cross, Lower 9th Ward
- 9 Little Woods, Pines Village, Plum Orchard, Read Boulevard East, Read Boulevard West, West Lake Forest
- 10 Village de L'Est
- 11 Lake Catherine, Viavant/Venetian Isles
- 12 Algiers Point, Behrman, Fischer, McDonogh, Old Aurora, US Naval Support Area, Tall Timbers/ Brechtel, Whitney
- 13 English Turn



## Residential Demolitions

The largest number of residential demolition permits (2,107) has been issued for Planning District 8, which encompasses the Lower Ninth Ward where water funneled by the Mississippi River Gulf Outlet breached the levee with such force that homes were knocked off their foundations. In those cases where homes were reduced to splinters and cleared as debris, demolition permits were not issued, indicating that Planning District 8 likely has more than 2,107 empty lots. The next largest number of demolition permits (1,969) has been issued for Planning District 5, which encompasses the higher income Lakeview neighborhood. Here returning homeowners are purchasing and clearing adjacent lots to create larger lawns or home expansions. In Planning District 6, which encompasses the middle-income Gentilly neighborhood, 1,739 demolition permits have been issued. All other planning districts had fewer than 1,050 demolition permits, suggesting thousands of blighted structures remain.

**Number of residential demolition permits by planning district, May 2009**



Source: GNOCDC analysis of May 2009 City of New Orleans permit data.

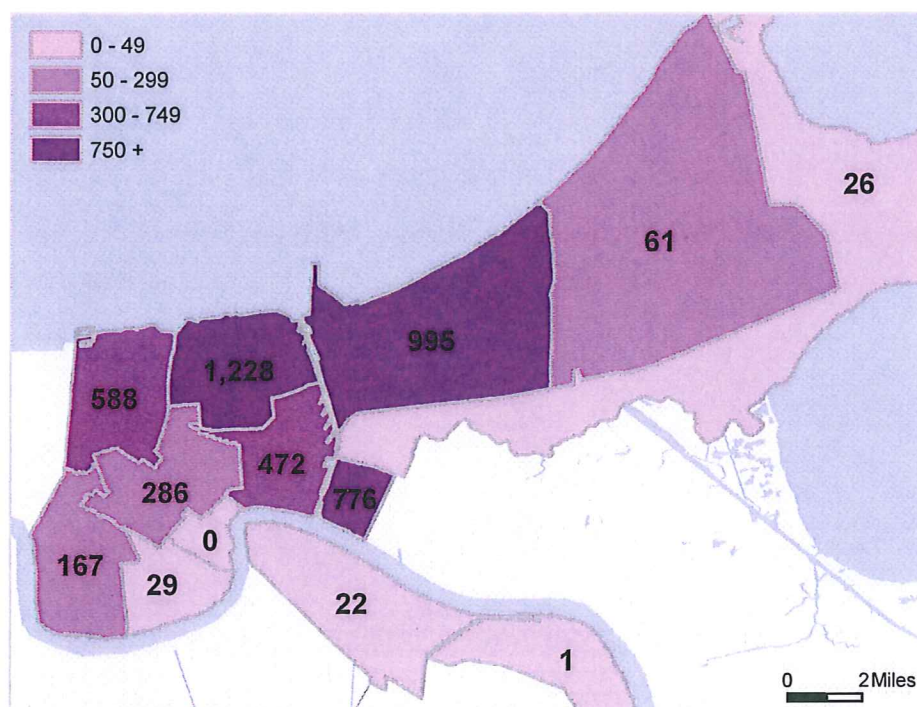
**Notes:** Data reflects demolition permits issued since October 1, 2005. Demolition permits issued to addresses that were also issued a new construction permit are not included in this dataset in an attempt to capture data on empty lots, rather than houses being rebuilt. Duplicate demolition permits issued to the same address are also excluded.



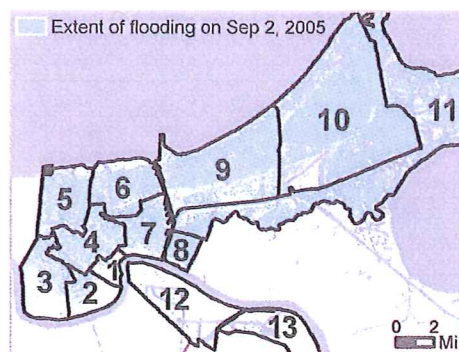
## Road Home Residential Properties Sold to the State

Through the Road Home program the state has acquired more than more than 4,600 residential properties in New Orleans as of June 2009. These properties will be turned over to the New Orleans Redevelopment Authority (NORA) in phases. The largest number of these is in Planning District 6 (1,228) followed by Planning District 9 (995), and Planning District 8 (776). The maintenance and disposition of these properties presents new challenges and opportunities for New Orleans. In neighborhoods with strong markets, these properties can be sold at market rates, but in neighborhoods with weaker markets, long-term land banking and other large-scale land disposition and redevelopment policies may be necessary. Compared with most of the blighted properties in New Orleans, these properties will be easier to process because titles have already been cleared and the properties acquired. Unfortunately, they represent a relatively small portion of the tens of thousands of unoccupied residences across the city.

**Number of residential properties sold to the state by planning district, June 2009**



Source: Louisiana Recovery Authority. Note: Data reflects option selected at closing.



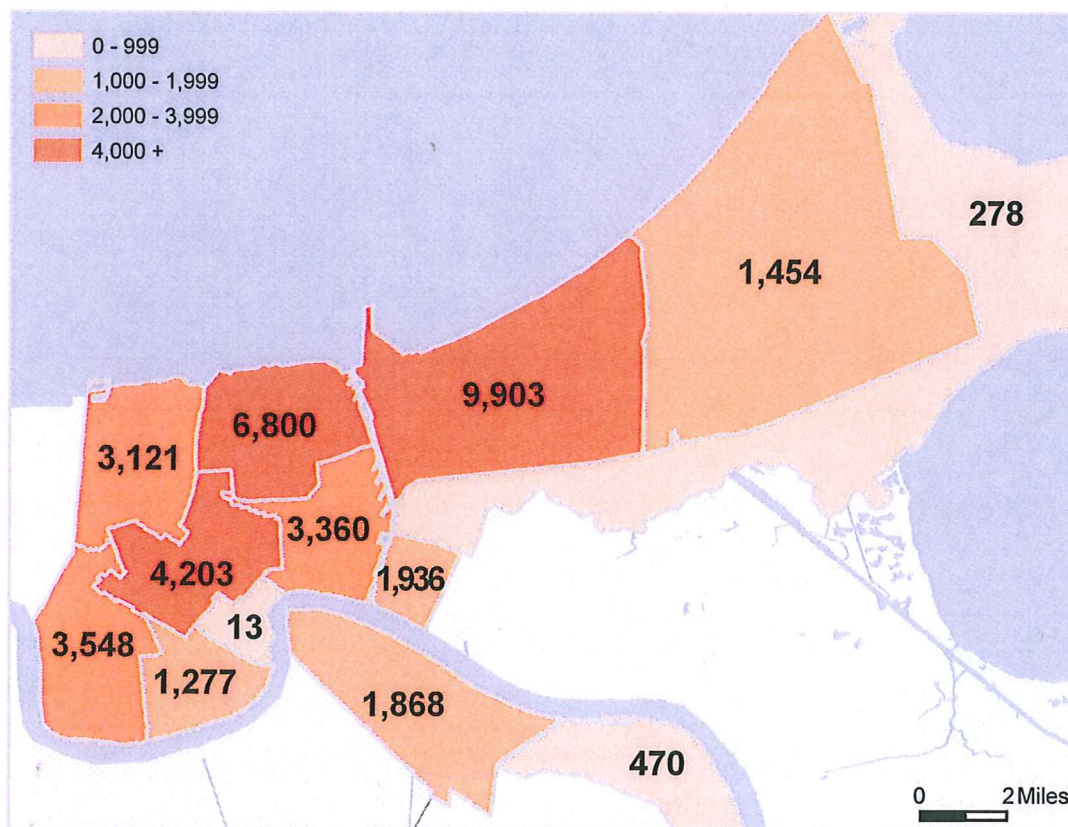
- 1 Central Business District, French Quarter
- 2 Central City, East Riverside, Garden District, Irish Channel, Lower Garden District, Milan, St. Thomas, Touro
- 3 Audubon, Black Pearl, Broadmoor, Dixon, East Carrollton, Fontainebleau, Freret, Hollygrove, Leonidas, Uptown, West Riverside
- 4 Bayou St. John, BW Cooper, Fairgrounds, Gert Town, Iberville, Mid-City, St. Bernard Area, Seventh Ward, Tremé/Lafitte, Tulane/Gravier
- 5 City Park, Lakeshore/Lake Vista, Lakeview, Lakewood, Navarre, West End
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- 7 Bywater, Desire Area, Desire Development, Florida Area, Florida Development, Marigny, St. Claude, St. Roch
- 8 Holy Cross, Lower 9th Ward
- 9 Little Woods, Pines Village, Plum Orchard, Read Boulevard East, Read Boulevard West, West Lake Forest
- 10 Village de L'Est
- 11 Lake Catherine, Viavant/Venetian Isles
- 12 Algiers Point, Behrman, Fischer, McDonogh, Old Aurora, US Naval Support Area, Tall Timbers/ Brechtel, Whitney
- 13 English Turn



## Road Home Stay and Rebuild

A very large number of homeowners are determined to rebuild their homes, even in heavily damaged parts of the city, as indicated by the number of Road Home recipients electing the “stay and rebuild” option. The largest number (9,903) of homeowners expected to rebuild their homes is in Planning District 9, which covers much of New Orleans East. In Planning District 6 and in Planning District 4, 6,800 and 4,203 Road Home recipients respectively have chosen to use their grants to rebuild, suggesting that many vacant properties in these areas may still become rehabbed.

**Number of residential properties being rebuilt with Road Home grants by planning district, June 2009**



Source: Louisiana Recovery Authority. Note: Data reflects option selected at closing.







## **B** Metropolitan Policy Program at BROOKINGS

[www.brookings.edu/metro](http://www.brookings.edu/metro)

The Brookings Institution Metropolitan Policy Program provides decision makers with cutting-edge research and policy ideas for improving the health and prosperity of cities and metropolitan areas. Created in 1996, the program is based on a simple premise: The United States is a metropolitan nation. These regions are the hubs of research and innovation, the centers of human capital, and the gateways of trade and immigration. They are, in short, the drivers of the U.S. economy, and American competitiveness depends on their ability to prosper in innovative, inclusive, and sustainable ways.



**Amy Liu**

*Deputy Director and co-founder*  
[aliu@brookings.edu](mailto:aliu@brookings.edu)

Liu's areas of expertise are in the role of federal, state, and local policies in advancing metropolitan prosperity. She is also a frequent author and commentator on such topics as economic competitiveness, urban reinvestment, metropolitan growth and development, and pathways to the middle class. Prior to Brookings, Liu worked at the U.S. Department of Housing and Urban Development (1993-1996) and the U.S. Senate Banking, Housing and Urban Affairs Committee.



[www.gnocdc.org](http://www.gnocdc.org)

The Greater New Orleans Community Data Center gathers, analyzes and disseminates data to help nonprofit and civic leaders work smarter and more strategically. By publishing the most reliable data in a highly usable format, [www.gnocdc.org](http://www.gnocdc.org) has become the definitive source for information about New Orleans and its neighborhoods. The Data Center was founded in 1997 and is used by federal agencies, national media, elected officials, neighborhood organizations, and local nonprofits. The Community Data Center is a product of Nonprofit Knowledge Works, partially funded by Baptist Community Ministries, United Way for the Greater New Orleans Area, and the Community Revitalization Fund.



**Allison Plyer**

*Deputy Director*  
[allisonp@gnocdc.org](mailto:allisonp@gnocdc.org)

Plyer's areas of expertise are market research and analysis, post-Katrina demographics and population estimates and New Orleans recovery indicators. Plyer received her Doctor of Science from Tulane University's School of Public Health and Tropical Medicine with a dissertation entitled "An Analysis of Administrative Data for Measuring Population Displacement and Resettlement Following a Catastrophic U.S. Event."

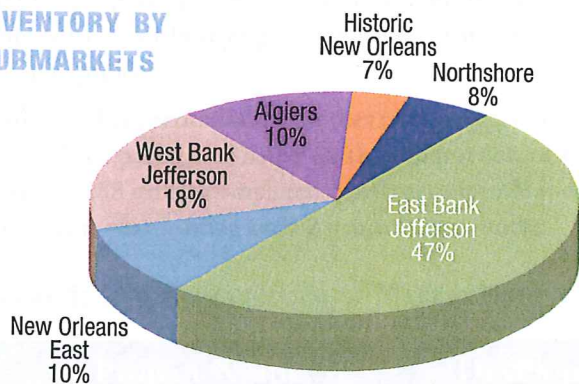


# GREATER NEW ORLEANS MULTI-FAMILY REPORT

## MARKET AT A GLANCE

This marks the thirteenth issue of the Greater New Orleans Multi-Family Report. The Metropolitan New Orleans Apartment market survey was conducted for the period ending March, 2009. The survey includes rental and occupancy data from 121 properties, comprised of 29,534 units located in eight submarkets. The survey focused on market rate properties which are well managed and fully operational covering a wide age spectrum. Properties were selected from a comprehensive database of over 280 communities. This database is maintained by Madderra & Cazalot, Larry G. Schedler & Associates, Inc. and The Multi-Family Advisory Group, LLC.

### INVENTORY BY SUBMARKETS



### UNIT INVENTORY SURVEYED

Unit Type	No. of Units	% of Units
Studio	1,860	6%
1 Bed 1 Bath	13,894	47%
2 Bed 1 Bath	3,784	13%
2 Bed 2 Bath	8,634	29%
3 Bed 2 Bath	1,362	5%
<b>Total</b>	<b>29,534</b>	<b>100%</b>

### UNIT MIX/RENT STATISTICS

Unit Type	% Mix	Average Sq. Ft.	Average Rent	Average Rent/SF
Studio	6%	433	\$584	\$1.35
1 Bed 1 Bath	47%	710	\$747	\$1.05
2 Bed 1 Bath	13%	961	\$828	\$0.86
2 Bed 2 Bath	29%	1,044	\$999	\$0.96
3 Bed 2 Bath	5%	1,339	\$1,166	\$0.87
<b>Total</b>	<b>100%</b>	<b>854</b>	<b>\$842</b>	<b>\$0.99</b>

## SURVEY TRENDS

The obituary on our local apartment market has been written many times. In the 1980's there was the oil bust and the passive loss rules, then the S&L crisis, then Hurricane Katrina and now the collapse of the global credit markets. Through it all though we continue to avoid the really large "meltdowns" that are so prevalent in other apartment markets.

That is not to say that things are as good as they were six to twelve months ago, but they are certainly not as bad as they could be, and not half as bad as what other markets are experiencing.

The findings of our Spring, 2009 report show a market that is in the process of absorbing additional inventory from both new construction, as well as, some remaining rehabilitations of Katrina damaged properties. The re-entry of this inventory to our market was anticipated to have an impact on our rental rates and occupancy, the demand is not shrinking rather the supply is increasing.

The introduction of these new units to the market has caused rental rates throughout the metro to decline two to three percent over the past six months. This decrease in rates though is modest in lieu of the increases the market experienced over the past few years.

Reported occupancy levels throughout the eight sub-markets we survey has shown a decline which is also a direct result of the additional competition in the market.

Over the next six months rental and occupancy rates will continue to reflect the absorption of this new inventory.

The construction of additional units should decline significantly as funding has virtually dried up, this factor will ultimately assist in the absorption of our increased inventory.

We anticipate modest sales activity through the remainder of 2009, with an increase in the first quarter of 2010.

*By: Larry G. Schedler, CCIM*

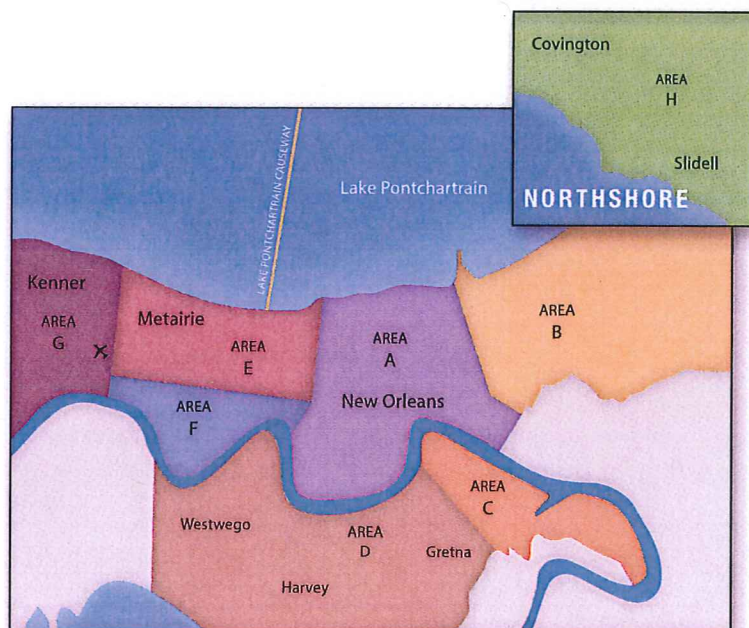
### OVERALL MARKET RENT & OCCUPANCY

Location Parish	Average Rent	Average Sq. Ft.	Rent/ Sq. Ft.	Occupancy Rate
New Orleans				
Historic Center	\$1,285	843	\$1.52	83%
Garden Apartments Jefferson	\$794	827	\$0.96	89%
St. Tammany	\$973	962	\$1.01	89%
Orleans - Algiers & East New Orleans	\$728	890	\$0.84	83%
<b>Overall</b>	<b>\$842</b>	<b>854</b>	<b>\$0.99</b>	<b>87%</b>



## GREATER NEW ORLEANS APARTMENT INFORMATION BY SUBMARKET

The Greater New Orleans Apartment rental market continued to expand releasing a multitude of rental options into the market. Newly constructed and fully renovated apartment communities continued to make their debut into the metropolitan apartment market. Renters are the recipients of multiple apartment choices never seen in our market. In this section of the report we focus on sub-market activity. As in previous reports, the sub-market leading the area in average monthly rental rates continues to be **A. The Historic Center**; which had an average monthly rental rate of \$1,285 and average occupancy of 83%. This is a slight decline from our Fall 2008 report. Garden apartment communities located in other surveyed sub-markets reported reductions in rental rates and occupancy as well. **H. St. Tammany Parish** commanded the highest average garden apartment monthly rent of \$973 and an average occupancy rate of 89%. **F. The Harahan and River Ridge** apartment inventory surveyed an average monthly rental rate of \$889 and occupancy of 89%. The West Bank of Jefferson Parish or **D. Gretna, Harvey, Terrytown** reported an occupancy rate of 90% and an average monthly rent of \$798. **G. The Kenner** sub-market reported an average monthly rental rate of \$795 and occupancy of 83%. **B. In Eastern New Orleans** the average monthly rent reported fell to \$745 with 79% average occupancy.



**E. Metairie** rentals softened to reflect an average rental rate of \$736 and occupancy of 91%. **C. The West Bank of Orleans Parish or Algiers** reported an average monthly rental rate of \$711 and occupancy of 88%. Overall occupancy rates averaged 87%, a 5% decline from our Fall 2008 report of 92%, monthly rental rates averaged \$842, a \$21 decrease from our Fall 2008 total average of \$863.

By: Cheryl M. Short

AREA	Studio	1 Bedroom/ 1 Bath	2 Bedroom/ 1 Bath	2 Bedroom/ 2 Bath	3 Bedroom/ 2 Bath	Average Monthly Rent	Average Occupancy Rate
<b>ORLEANS</b>							
A. Historic Center*	\$868	\$1,150	\$1,181	\$1,632	\$1,865	\$1,285	83%
B. East New Orleans	---	\$642	\$808	\$764	\$1,045	\$745	79%
C. Algiers	\$485	\$674	\$770	\$788	\$950	\$711	88%
<b>JEFFERSON</b>							
D. Gretna, Harvey, Terrytown	\$584	\$707	\$778	\$885	\$1,034	\$798	90%
E. Metairie	\$497	\$675	\$827	\$901	\$1,121	\$736	91%
F. Harahan, River Ridge	\$547	\$772	\$960	\$1,071	\$995	\$889	89%
G. Kenner	\$550	\$701	\$865	\$953	---	\$795	83%
<b>H. ST. TAMMANY</b>	---	\$818	\$764	\$1,091	\$1,277	\$973	89%

\* Includes French Quarter, Warehouse District, St. Charles Avenue Corridor, Mid City, and Downtown.

### CONTRIBUTORS:

**Madderra & Cazalot**  
Real Estate Investment Bankers

**Madderra & Cazalot** offers full service mortgage banking throughout the Gulf South. Since its founding in 1992, the firm has originated more than \$2 billion of income-producing loans and equities. The firm has expanded its capabilities with offices in Dallas and Louisiana. The firm acts as a real estate advisor for Prudential Financial and as a correspondent for Wells Fargo, Greystone and other prominent national lenders. Madderra & Cazalot. | ph. 504.835.6900 | [www.maddcaz.com](http://www.maddcaz.com)

**Larry G. Schedler & Associates, Inc.**  
MultiFamily Acquisitions and Dispositions

**Larry G. Schedler & Associates, Inc.** specializes in the sale of multi-family properties throughout Louisiana, Mississippi and Alabama. The firm has successfully handled the sale of over 29,000 units. The firm represents conventional, institutional and non-profit clients. Larry G. Schedler & Associates, Inc. | ph: 504.836.5222 | [www.larryschedler.com](http://www.larryschedler.com)



**The Multi-Family Advisory Group, LLC** provides consulting services exclusively to the apartment industry. Owners, managers and lenders rely on the firm for a wide range of specialized consulting services. As a service of Larry G. Schedler & Associates, Inc. the Multi-Family Advisory Group, LLC provides survey data used in preparing the Greater New Orleans Multi-Family Report.

The Multi-Family Advisory Group, LLC | ph: 504.836.5227 | [cheryl@larryschedler.com](mailto:cheryl@larryschedler.com)

Design and layout by: DESIGN the PLANET

Design the Planet | ph: 504.391.1550 | [www.DesignThePlanet.com](http://www.DesignThePlanet.com)